

Date: February 28, 2014 **Case/File No.:** POD 13-014; REZ 13-004

Place: County Conference Center Project: Property Zoning Cleanup

5520 Overland Avenue 2013

San Diego, CA 92123

Time: 9:00 am Location: Districts All

Agenda Item: #1 General Plan: Various

Appeal Status: Board of Supervisors is **Zoning:** Various

the final decision-maker

Applicant/Owner: County of San Diego **Communities:** Alpine, County Islands, Crest

Dehesa, Fallbrook, Lakeside, Mountain Empire, Ramona,

Valley Center

Environmental: Addendum to EIR **APN'S:** Various

A. **EXECUTIVE SUMMARY**

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project and make recommendations to the Board of Supervisors. The proposed project addresses zoning inconsistencies identified by staff and property owners on a total of 44 parcels in the unincorporated County. The proposed zoning changes will ensure that zoning inconsistencies are updated to be compatible with the General Plan. The Department recommends that the Planning Commission take the following actions:

- A. Review and consider the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, and the Addendum to the EIR thereto, dated February 28, 2014, on file with PDS as POD 13-014; REZ 13-004, prior to making a recommendation on the Form of Ordinance.
- B. Recommend that the Board of Supervisors adopt the attached Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING CLEANUP 2013 [REZ 13-004; POD 13-014] (Attachment B)

2. Required Findings to Support Requested Actions

- A. Are the zoning changes consistent with the vision, goals, and polices of the General Plan? (Page 2)
- B. Are the zoning changes consistent with community and subregional plans? (Page 3)
- C. Do the zoning changes comply with the California Environmental Quality Act (CEQA)? (Page 3)

B. Background

1. Project Description

On August 3, 2011 (1), the Board of Supervisors adopted the General Plan Update, which included a county-wide zoning amendment and Implementation Plan. One component of the Implementation Plan is an annual commitment to revising the Zoning Ordinance to ensure consistency with the goals, policies and land use designations of the General Plan.

The annual zoning cleanup is an example of Planning & Development Services commitment to continuous improvement, an approach in which staff seeks out and implements changes to ensure our services and documents are high-quality and responsive to the public's needs. Annual property-specific zoning cleanups are intended to address minor zoning changes related to property owner requests, property ownership changes, property line boundary adjustments between two zones, and various zoning inconsistencies identified by staff. The Board approved the first zoning cleanup in 2012. It included a number of minor requests, corrections to inconsistent zoning, and updates to zoning in recently acquired publicly owned areas.

Examples, of cleanup items include a number of parcels previously included in a proposed Specific Plan under the same ownership that have since been sold into individual ownerships due to the fact the Specific Plan was withdrawn. Therefore, the previously approved Specific Plan zoning is now inconsistent and the property owners have requested that the zoning be updated. Other examples include parcels that have changed from private to public ownership and require updates to ensure zoning reflects open space on public lands under State and County ownership.

2. Description of Proposed Zoning Changes

The zoning changes included in this year's cleanup fall into three general categories that are described below.

- Use Regulations: Incorporate changes which, for example, address old Specific Plan Area S88
 Use Regulations that no longer have an adopted specific plan, by reverting back to traditional
 zoning found in the same area, such as A70 Limited Agriculture Use Regulations for privately
 owned parcels or S80 Open Space Use Regulations for public parcels which are designated
 public open space in the General Plan. This allows for uses that are consistent with the General
 Plan and surrounding land uses.
- Lot Size: Match minimum lot size to the typical lot size found in the surrounding area in the same General Plan land use designation and same use regulation. This ensures the lot size allows for the development potential envisioned by the General Plan in these areas.
- Building Type: Incorporate changes to building types, while maintaining existing land use
 designations and densities for development flexibility.

This item includes nine (9) groups of zoning changes in different communities. Changes are included in Attachment A (Maps and Summaries) which provides a brief description of the proposed change and the corresponding map(s) showing the location(s). Other proposed cleanup changes relate to Animal Regulations, Density, Setbacks, and Special Regulations in zoning. The nine groups of changes are:

- 1. Alpine
- 2. County Islands
- 3. Crest Dehesa

- 4. Fallbrook
- 5. Lakeside
- 6. Mountain Empire Campo
- 7. Mountain Empire Potrero
- 8. Ramona
- 9. Valley Center

C. ANALYSIS AND DISCUSSION

1. General Plan Consistency

The zoning changes associated with this cleanup:

- Ensure that zoning inconsistencies are updated and compatible with the General Plan.
- Provide certainty for project applicants on affected parcels as some inconsistent zoning has led to confusion regarding the development potential envisioned in the General Plan.

This cleanup proposes to update and correct zoning where appropriate. As shown in the table below, General Plan policies LU-2.3, LU-3.1, and LU-5.3 all relate to zoning changes.

Table C-1: General Plan Conformance

General Plan Component

Explanation of General Plan Conformance

1) Policy LU-2.3 – Development Densities and The proposed lot sizes (where applicable) match sizes in a manner that is compatible with the in the general area in those communities. character of each unincorporated community.

Lot Sizes. Assign densities and minimum lot with the existing lot sizes found in the same zones

2) Policy LU-3.1 - Diversity of Residential The proposed changes to building types are, in all and development regulations accommodate various building types and to the limits of some existing building types. styles.

Designations and Building Types. Maintain cases, proposed to match the typical building type a mixture of residential land use designations for the zone or to provide more flexibility for a that mixture of potential development when compared

3) Policy LU-5.3 - Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors. watersheds, and groundwater wetlands. under the Rural and Semi-Rural designations.

This cleanup proposes to change two former specific plan areas with prior specific plan area zoning to open space zoning in Ramona and These changes will ensure Lakeside/Crest. preservation of the open space and rural areas in recharge areas) when permitting development these locations as the open space zone is the most appropriate in these locations with the existing designations.

2. Community Plan Consistency

Staff reviewed community and subregional plans for the communities affected by this cleanup and found that the proposed zones are consistent with the applicable community and subregional plans. Additionally, some community plans contain language that specifically supports cleaning up zoning within the community. For example, Alpine's higher density village policies support the proposed cleanup change. Another example is the proposed building type changes in Fallbrook. The Fallbrook Community Plan states that building types should allow for additional development types such as townhomes, apartments, or multifamily development in higher density areas. The proposed cleanup change is consistent with this policy. Ramona, Lakeside, and Crest/Dehesa's policies support the proposed changes from the previous S88 Specific Plan zoning to S80 Open Space zoning for conservation and preservation.

3. Zoning Ordinance Consistency

This cleanup proposes use regulation, lot size, and building type changes when the current zoning is no longer consistent with proposed land use designations. Staff reviewed the proposed zoning for consistency with the General Plan and zoning in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050, and found the proposed changes to be consistent.

4. California Environmental Quality Act (CEQA) Compliance

An Addendum to the Supplemental Environmental Impact Report (SEIR) to the Program EIR for the General Plan Update, which was certified on August 3, 2011, has been prepared pursuant to CEQA(See attachment C). All of the parcels affected by this cleanup were analyzed as part of the General Plan Update process. No new significant effects will result from the proposed changes in zoning; therefore, no additional environmental review is required.

D. PUBLIC INPUT

Changes to zoning must follow the process specified in Government Code Section 65853, which includes evaluation and analysis, public and agency review, Planning Commission review, and Board of Supervisors approval. Staff conducted public outreach, including notifications to all affected property owners and adjacent properties. Staff also coordinated the proposed zoning changes with the affected community planning groups and has provided their recommendations where applicable in the Public Comments (see Attachment D).

Below is a summary of outreach efforts.

- 1. Coordination with Planning Groups and Group Input All proposed zoning changes were referred to the applicable community planning group for review and a recommendation. Staff provided clarification and response to questions concerning the proposed changes as requested by planning group members and chairs. As with the 2012 zoning cleanup, staff has only included zoning changes that have been reviewed and approved by the applicable community planning groups. The Fallbrook, Valley Center, Ramona, Alpine, Crest Dehesa, Potrero and Campo groups have all voted to support the changes in their areas.
- 2. Property Owner Notification Staff notified and coordinated with all affected property owners. In cases where a property owner identified zoning inconsistencies and initiated the request for a change, he or she was encouraged to coordinate with the local planning group during the draft review/recommendation process and attend their group's meeting when the proposed zoning change was considered. In addition, as part of the standard notification process for a rezone, adjacent property owners within 300 feet of an area of proposed change have also been notified.
- Web Page A web page was established at the initiation of this project to provide the most current information as it progressed through the planning process: http://www.sdcounty.ca.gov/pds/advance/zoningcleanup13.html.

E. RECOMMENDATIONS

The Department recommends that the Planning Commission take the following actions:

 Review and consider the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, and the Addendum to the EIR thereto, dated February 28, 2014, on file with PDS as POD 13-014; REZ 13-004, prior to making a recommendation on the Form of Ordinance. Recommend that the Board of Supervisors adopt the attached Form of Ordinance:
 AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
 WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING CLEANUP
 2013 [REZ 13-004; POD 13-014] (Attachment B)

Report Prepared By:

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AUTHORIZED REPRESENTATIVE:

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Draft Maps and Summaries

Attachment B – Draft Ordinance Amendment

Attachment C – Environmental Documentation

Attachment D – Public Documentation

Attachment A Draft Maps and Summaries

POD 13-014 Property Zoning Cleanup Draft Changes Summary

The Map #s correspond with the maps and the Section #s in the Form of Ordinance Attachment B

1. ALPINE, MAP # 1

APN/Address: 4040327300, 3087 Honey Hill Ranch Road

Owner: Jones

General Plan Land Use Designation: General Commercial

Discussion: Property owner request for a change in the density in zoning. The property was rezoned as part of the General Plan Update process to C34 Commercial/Residential a mixed use zone and it was anticipated it would have a higher density as the General Commercial designation may allow for a higher number of units per acre. However, the density was not increased in the General Plan zoning review to allow for additional dwelling units. The old density is 2 units per acre. The adjacent Albertsons development was mixed use and had a density of about 5.5 units per acre when built. Therefore, staff recommends a change in density on the parcel from 2 to 5.5 per acre to allow for similar development as has occurred in the similar adjacent commercial zone.

Density Changes

Sub-Area No.	Old	New	
AL-DN-1	2	5.5	

2. COUNTY ISLANDS, MAP # 2

APN/Address: 5640301200, 2516 Granger Ave

Owner: Kosmas

Discussion: Former Post Office property in National City Lincoln Acres area, one of the smallest parcels in National City. The parcel is too small for a residential use to be permitted, there is not enough space to meet current County codes. The existing building was a post office that has since closed and been sold with the property. The area was designated Village Residential VR-4.3 in the General Plan Update with the RU Urban Residential Use Regulation. Staff recommends a rezone to the RC Residential Commercial Use Regulation as that is the only zone that would be allowed in VR-4.3 that could allow some commercial with the existing building. Commercial uses would still require a Minor Use Permit.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	RU	RC

3. CREST DEHESA, MAP # 3

APNs: 4010202500, 4010202600, 4012200100, 4010401000, 3981700600, 3981700800, 3990100700,

3961120100

Owners: Padre Dam MWD and State of California

General Plan Land Use Designations: Open Space and Public Lands

Discussion: This is a staff initiated change for a series of parcels in Crest and Lakeside that are under State and Padre Dam MWD ownership that have S88 Specific Plan Area zoning with no adopted specific plan. There was a specific plan called "Crestridge" in process for the property at one time, however it was abandoned. 99% of the area is now owned by the State. That area is to be rezoned S80 Open Space zoning with an 8 acre lot size. The other privately owned area in the northern part located in the Lakeside Planning Area, is proposed to be rezoned to A70 with a 2 acre lot size (LS-UR-2).

In the Public or Open Space designations the S80 Open Space Use Regulation in zoning is the most compatible zone, S88 Specific Plan Area zoning should only be applied in areas with an adopted Specific Plan. As there is none in this area, it is proposed for a cleanup in zoning.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	S88	S80

4. FALLBROOK, MAP # 4

APN/Address: 1043514700, 1041323500, 1041324300, 1041324400, Rockycrest Road, Old Stage Road

Owners: Chaffin (No. 1) and Fallbrook Village Aviation LLC (No. 2)

General Plan Land Use Designations: General Commercial (No. 1) and Village Residential VR-15 (No. 2)

Discussion: Property owner requests from representative Lee & Associates to Change the building type from "W" which allows no residential uses, to a staff recommended "L" to allow for mixed use on area No. 1. As the existing zone is C34 Commercial Residential Use Regulations, which is a mixed use zone, a building type allowing both residential and commercial buildings should be instituted with the General Plan Update. This was an oversight from the Update and the building type should have changed back then in 2011. An additional request to change from "F" to "K" in a residential zone RV Variable Family Residential is on area No. 2. This would be a more flexible building type to allow development of the parcels with an existing density of 15 from the General Plan Update. The building type of "F" would necessitate a subdivision of the property to reach full yield in density. The building type of "K" would allow other patterns of development which may not require a subdivision for development.

No additional dwelling units would be allowed under either scenario than what was already approved in the General Plan Update, the change in building type for each would allow for a more flexible pattern of development for the parcels as requested.

Building Type Changes

Sub-Area No.	Old	New	
FA-BT-1	W	L	
FA-BT-2	F	K	

5. LAKESIDE, MAP # 5 AND 6

APNs: 3990100900, 3990101000, 3990101100, 4010202500, 4010202600, 3981700600, 3981700800, 3990100700, 3961120100

Owners: Flinn Springs LLC and State of California

General Plan Land Use Designations: SR-4, Open Space and Public Lands

Discussion: This is a privately initiated request for a series of parcels in Lakeside that brought to the attention of staff a large area under mostly State of California ownership has S88 Specific Plan Area zoning with no adopted specific plan. There was a specific plan called "Crestridge" in process for the property, however it was abandoned. 99% of the area is now owned by the State. The publically owned area is to be rezoned S80 Open Space Use Regulations. The other area owned by Flinn Springs LLC is proposed to be rezoned to A70 with a 2 acre lot size to match the adjacent A70 zoned areas with a 2 acre lot size to the north.

In the Public or Open Space designations the S80 Open Space Use Regulation in zoning is the most compatible zone, S88 Specific Plan Area zoning should only be applied in areas with an adopted Specific Plan. As there is none in this area, it is proposed for a cleanup in zoning. In SR-4 designations in Lakeside or Crest the A70 zoning is the most compatible. No changes to the existing General Plan are proposed as part of the project.

Use Regulation Changes

Sub-Area No.	Old	New	
LS-UR-1	S88	S80	
LS-UR-2	S88	A70	

Lot Size Changes (only in the LS-UR-2 area)

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC

6. MOUNTAIN EMPIRE – CAMPO, MAP # 7a, 8, AND 9

APN: 6551004700

Owner: Motor Transportation Museum, Carl Calvert

General Plan Land Use Designations: Rural Commercial, RL-40

Discussion: For ME-UR-1 and associated ME-LS-1 & ME-BT-1, this is a request from Carl Calvert with the Motor Transport Museum to change the newly acquired area through boundary adjustment to the west of the original property from S92 General Rural to C40 Rural Commercial to allow for additional area for the museum. This type of an expansion of an existing use on an existing commercial or industrial property was something that was anticipated in the General Plan Update. The underlying General Plan designation will not change, therefore the area proposed for new commercial zoning does not have an underlying commercial land use designation. The rezone requires Special Circumstances findings, which can be made in accordance with the Zoning Ordinance for a commercial zone in the RL-40 designation in the final ordinance to be approved by the Board of Supervisors.

Use Regulation Change

Sub-Area No.	Old	New
ME-UR-1	S92	C40

Lot Size Change

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Building Type Change

Sub-Area No.	Old	New
ME-BT-1	С	W

7. MOUNTAIN EMPIRE - POTRERO, MAP # 7b

APNs: 6520810100, 6531106700, 6531200100, 6540113300

Owners: Carson, Clarke, Raum and Wright (area No. 2)

General Plan Land Use Designation: RL-20

Discussion: These are carry overs from the previous zoning cleanup in 2012, four parcels in Potrero where property owners requested agricultural zoning for additional agricultural uses. The proposal is to change from S92 General Rural to A72 General Agriculture. The Potrero Planning Group previously voted to recommend approval of this as part of the previous cleanup in 2012, although for A70 Limited Agriculture. However, these parcels had been removed from the project because support was not received in time for project recommendation at the Planning Commission and approval at the Board of Supervisors in 2012. Therefore, the same change is requested again for A72 General Agriculture for the four parcels in this zoning cleanup project. As there are no A70 Limited Agriculture zoned areas in Potrero, the A72 General Agriculture is recommended as the most appropriate as it already exists in areas in the community, including on adjacent areas to these parcels.

Use Regulation Change

Sub-Area No.	Old	New
ME-UR-2	S92	A72

8. RAMONA, MAP # 10a, 10b, 11, 12, 13 AND 14

APN/Address: various, Highland Valley Road

Owners: Carter, Flinn, Begent, Teyssier, County of San Diego

General Plan Land Use Designations: RL-40 and Open Space

Discussion: A series of changes both privately requested and County initiated in an area at Rangeland and Highland Valley south of the airport and for one parcel north of the airport. All of the properties are zoned S88 Specific Plan Area, but there is no adopted Specific Plan. Recommend cleaning up and changing to match with the adjacent A70 zoned areas for the privately owned parcels. In the areas south of the Ramona airport, change all of the S88 and A70 areas that are County owned to S80 Open Space. These County owned parcels are all designated Open Space Conservation in the General Plan, therefore S80 Open Space zoning is the most appropriate zone. These changes also include a minor series of changes to a parcel with owner, Teyssier to revert it back to traditional A70 zoning as the parcel is also not included in a Specific Plan (this is the sliver north of the airport on the maps). Additional changes to other parts of zoning as follows:

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	S80
RM-UR-2	S88	A70
RM-UR-3	S88	S80

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	0	L

Density Changes

Sub-Area No.	Old	New	
RM-DN-1	.5	-	
RM-DN-2	.16	_	

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	V	С

9. VALLEY CENTER, MAP # 15, 16, 17, 18 AND 19

APNs: 1290400500, 1851221300

Owners: Sotoodeh (area No. 1) and Norwood (area No. 2)

General Plan Land Use Designations: both SR-2

Discussion: These are two requests from owners to clean up the zoning in the 2013 cleanup project. Area No. 1 has S88 Specific Plan Area Use Regulations from an old SPA that was not approved (the old Lilac SP). Therefore the proposal is to change the Use Reg, Density, Lot Size, Setback and Special Reg, which all reflect the old SPA zoning, to match the A70 neighborhood to the south (these additional changes are listed below).

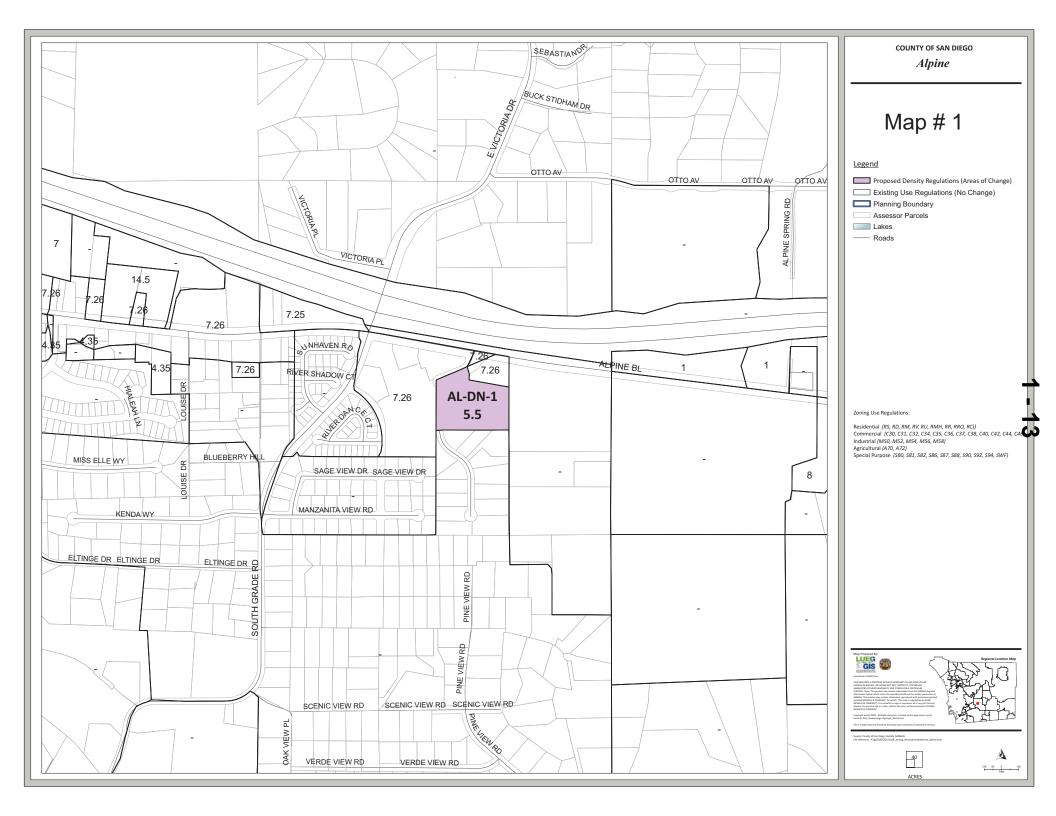
For area No. 2 the project includes the Valley Center CPG approved change for the Norwood parcel to revert back to C40 Rural Commercial zoning as existed prior to the General Plan Update. This change would only be in the area that was previously zoned C40 (a portion of the parcel) prior to the GPU as was approved by the CPG in 2012.

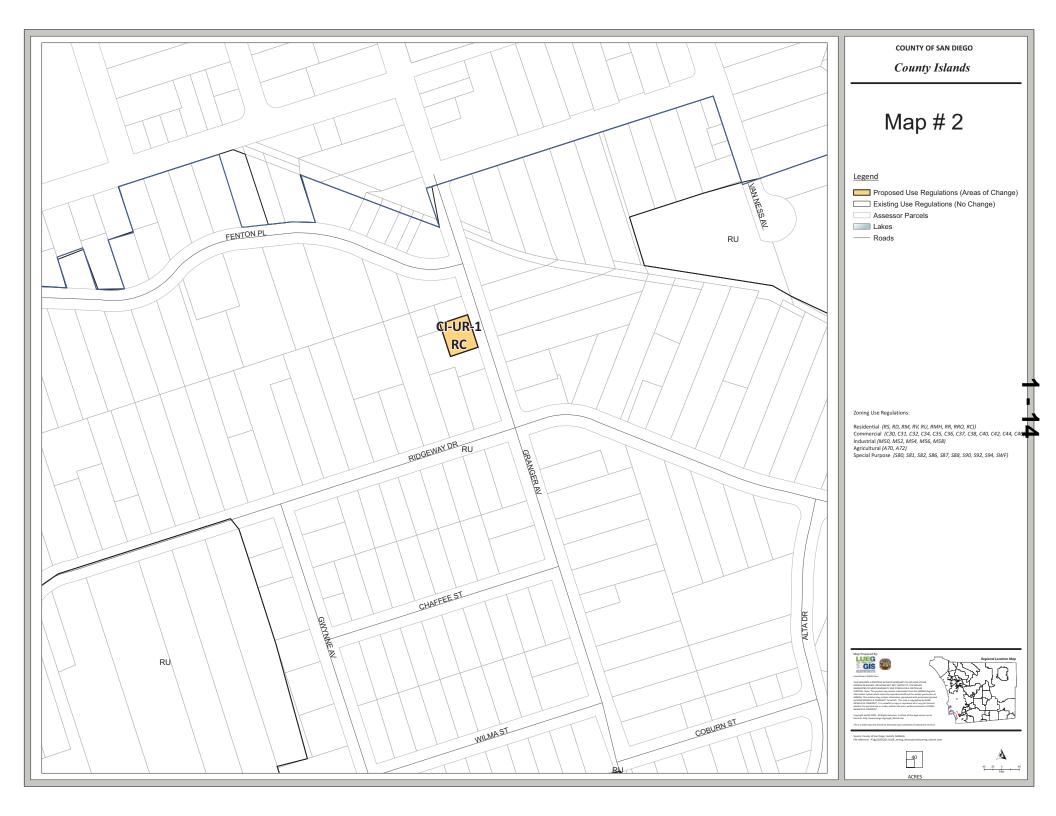
Use Regulation Changes

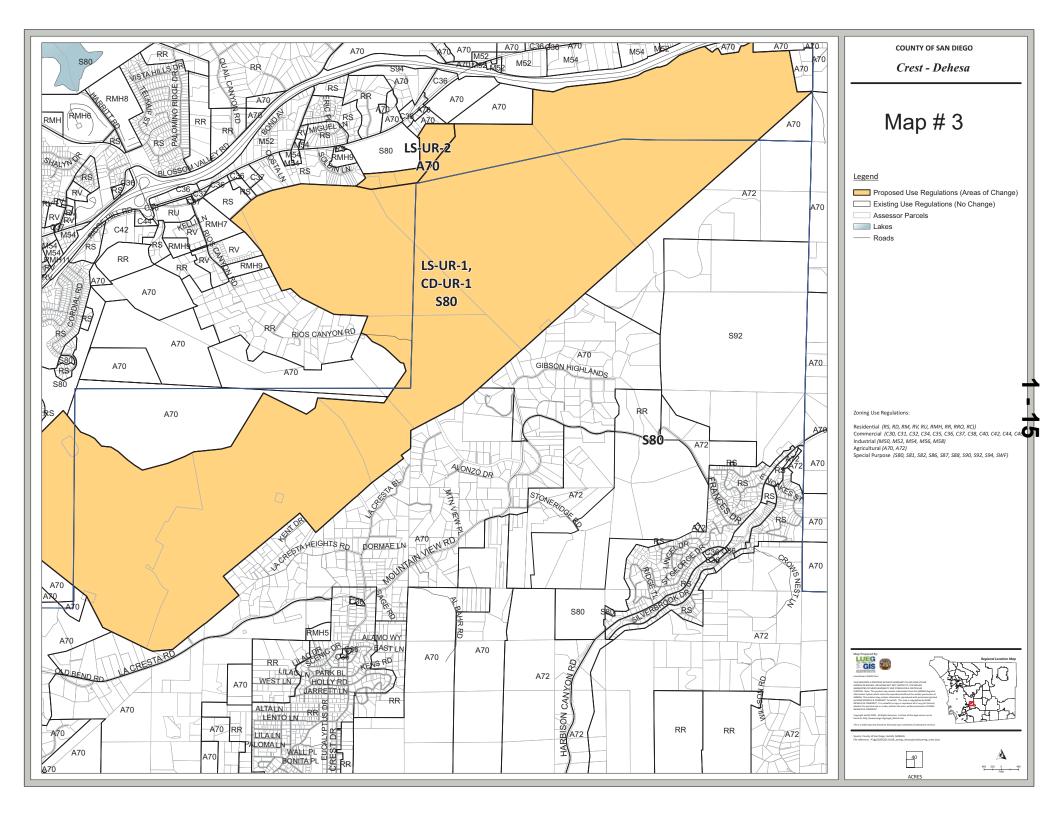
Sub-Area No.	Old	New
VC-UR-1	S88	A70
VC-UR-2	A70	C40
Density Changes		
Sub-Area No.	Old	New
VC-DN-1	.25	-
Lot Size Changes		
Sub-Area No.	Old	New
VC-LS-1	1AC	2AC
Setback Changes		
Sub-Area No.	Old	New
VC-SB-1	V	С

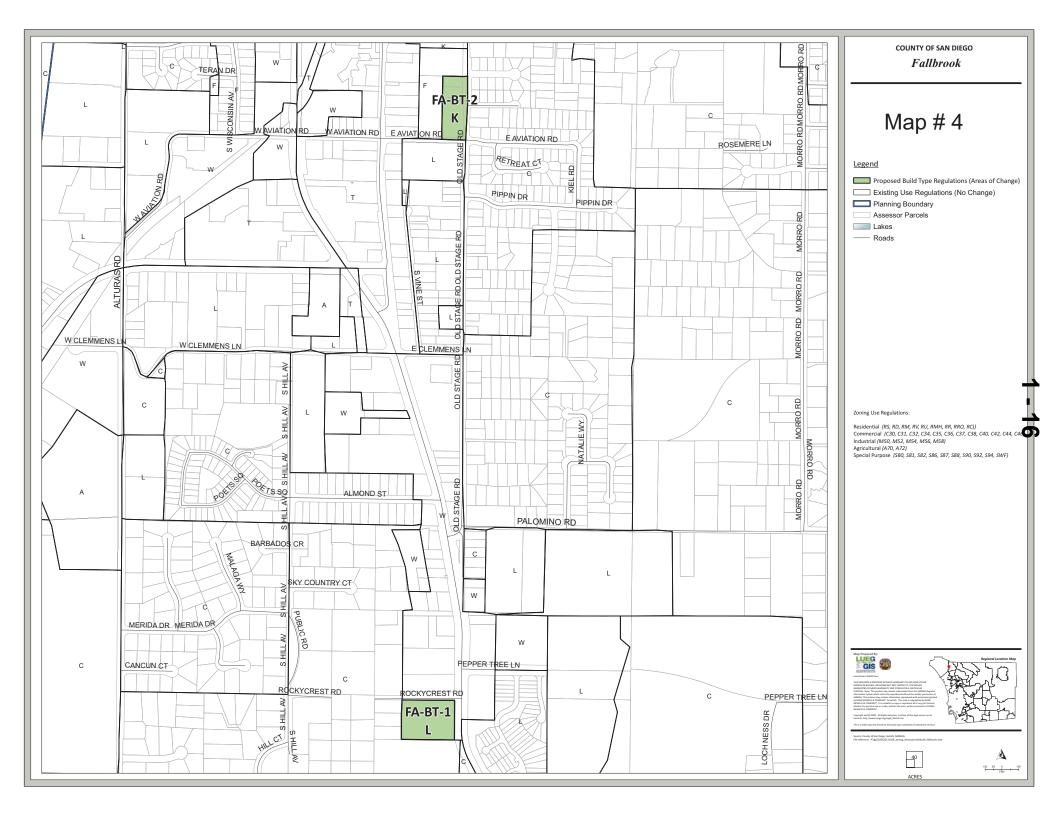
Special Area Regulation Changes

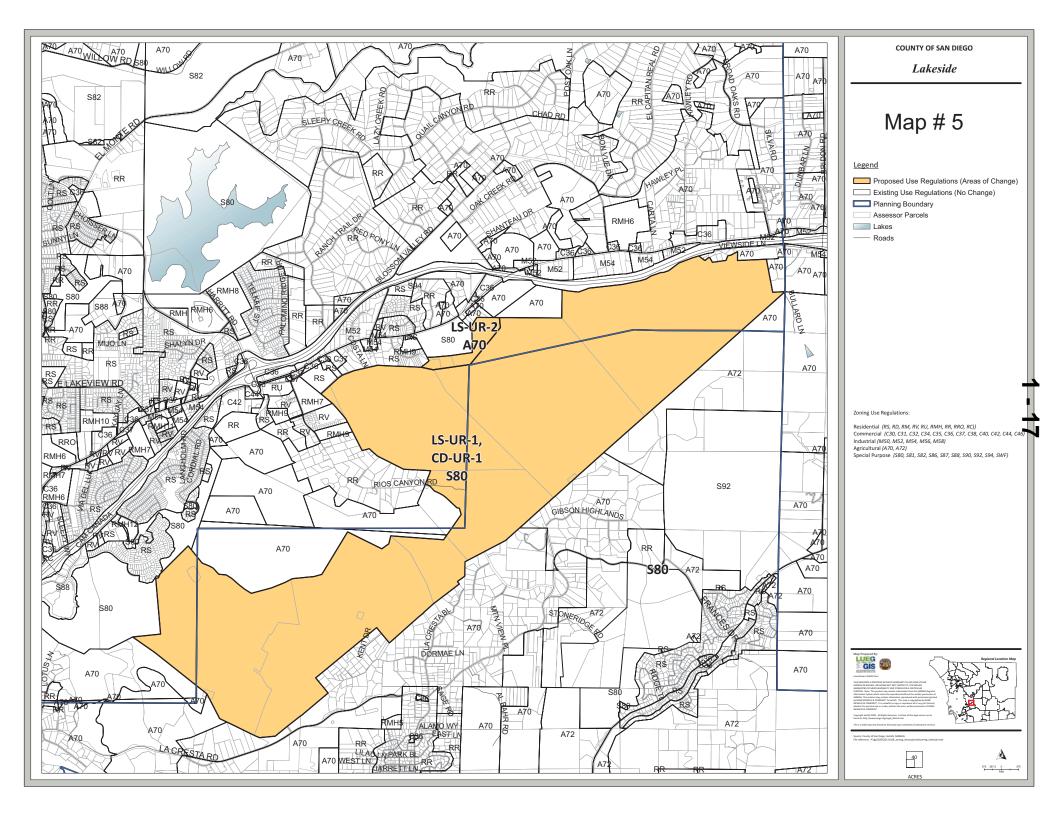
Sub-Area No.	Old	New
VC-SR-1	Р	_

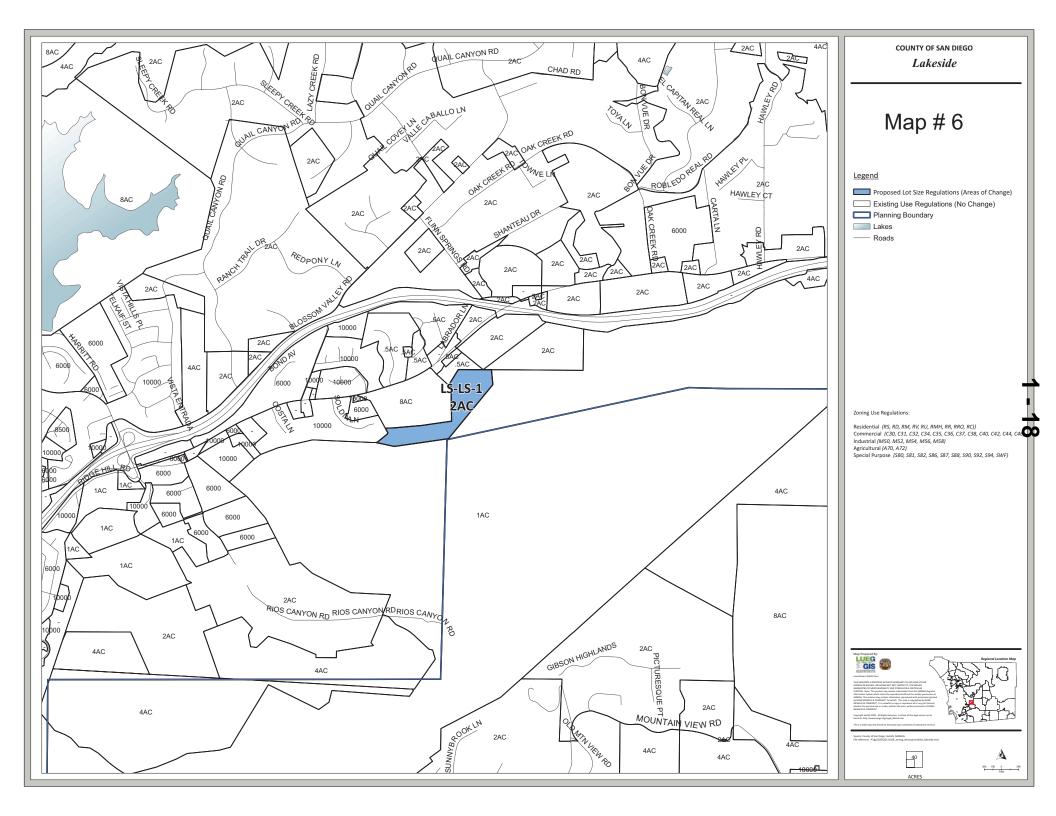


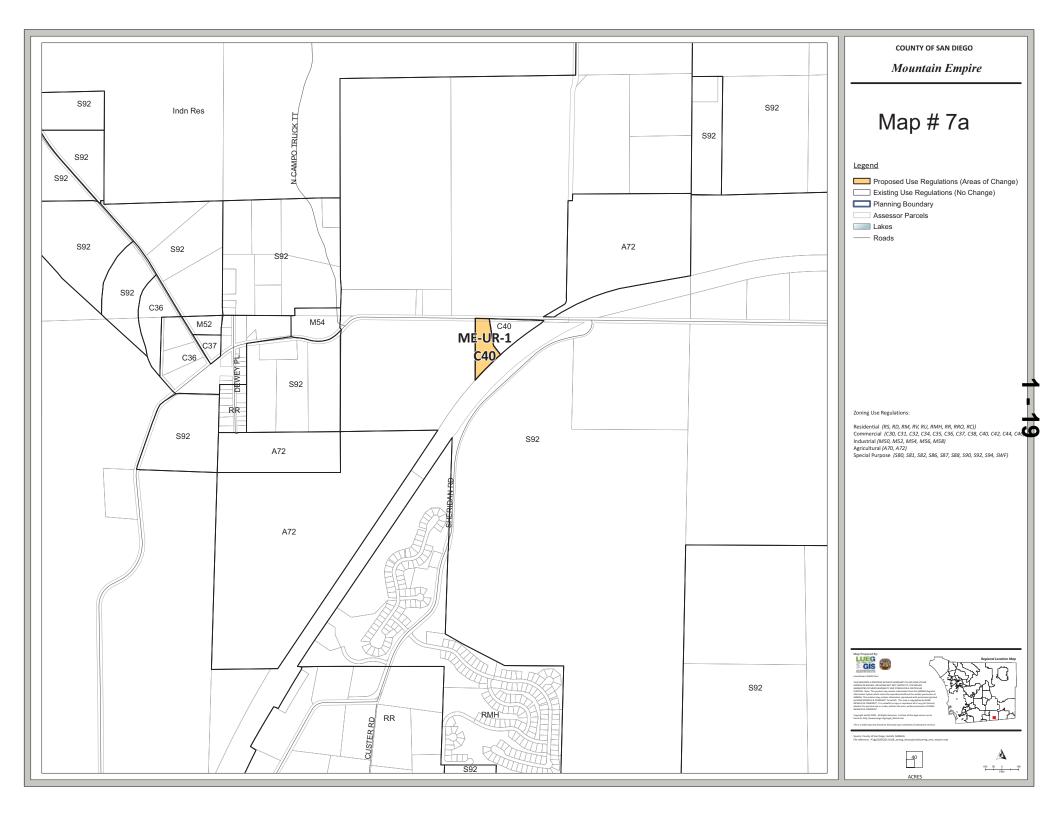


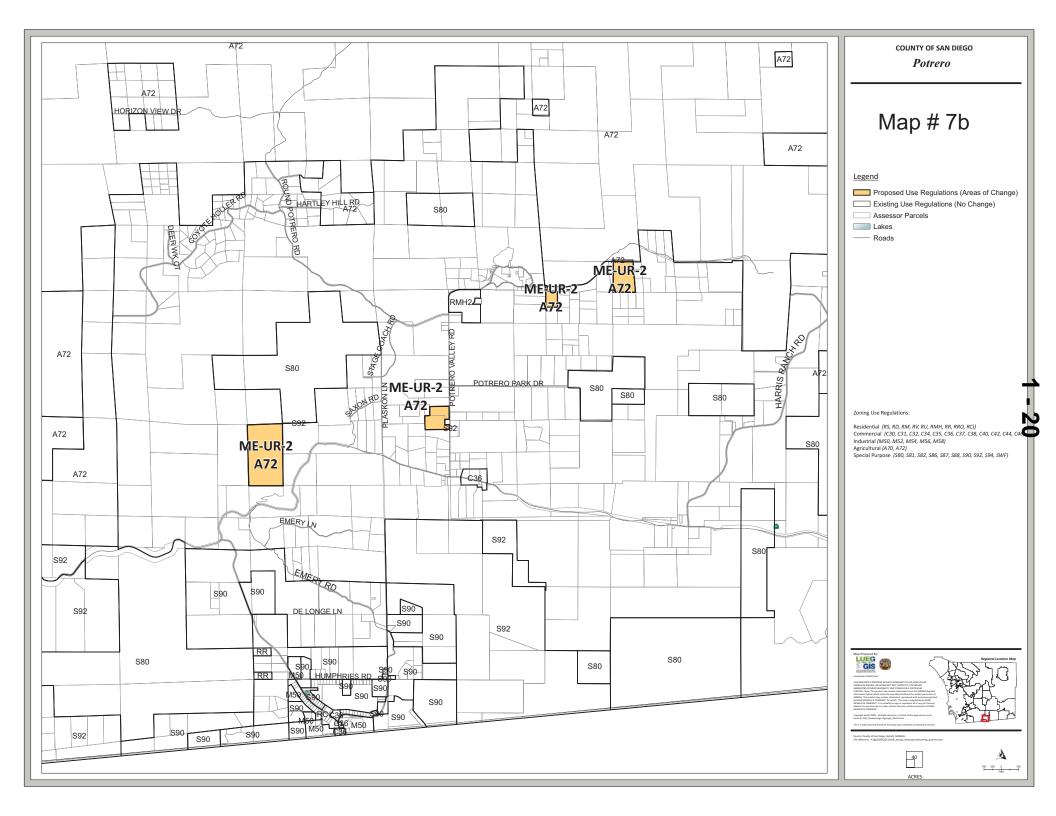


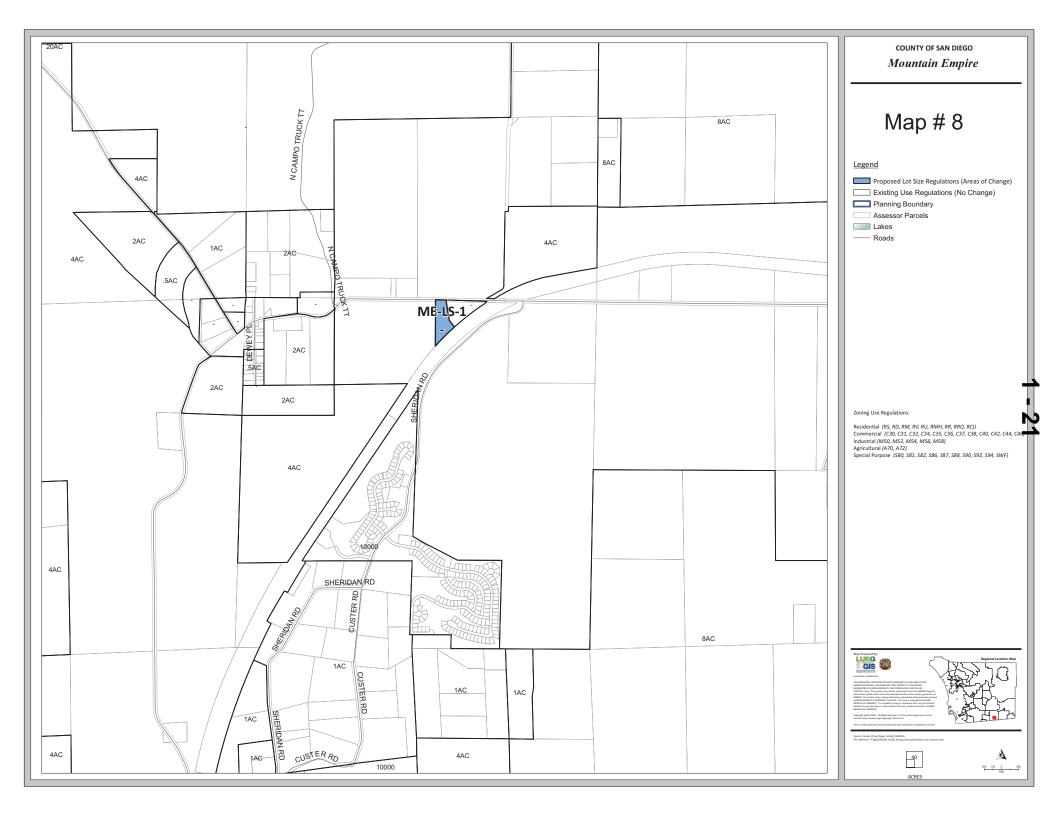




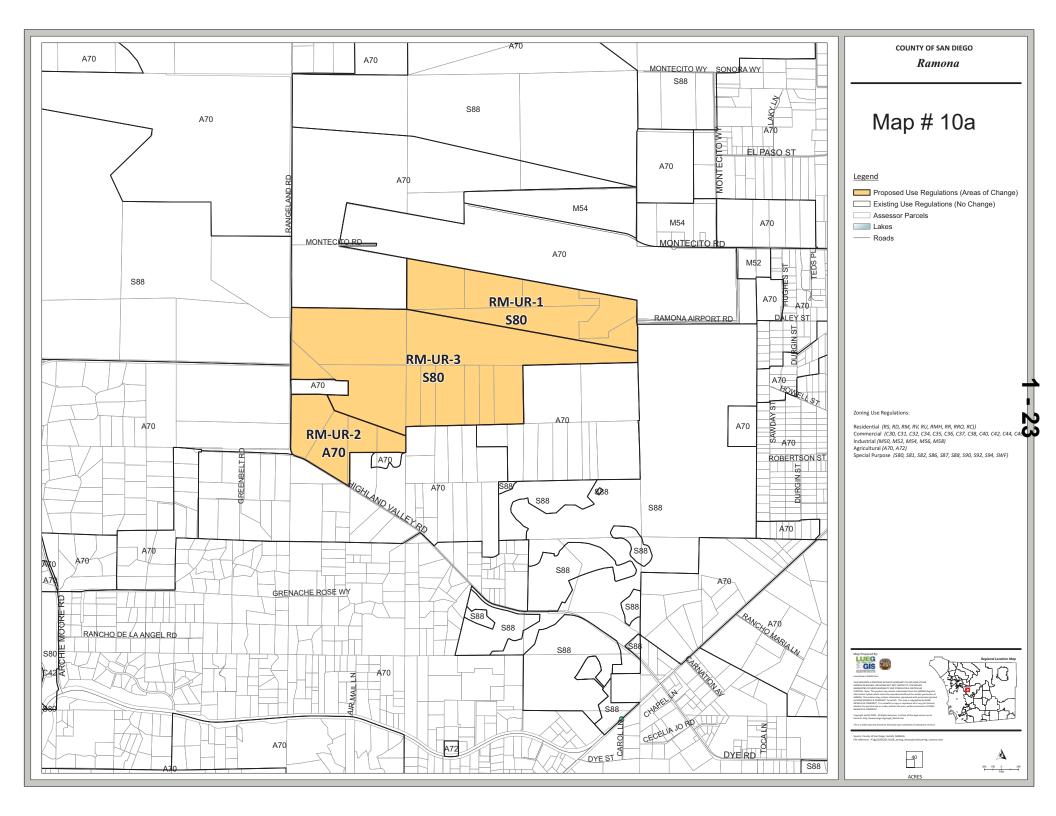


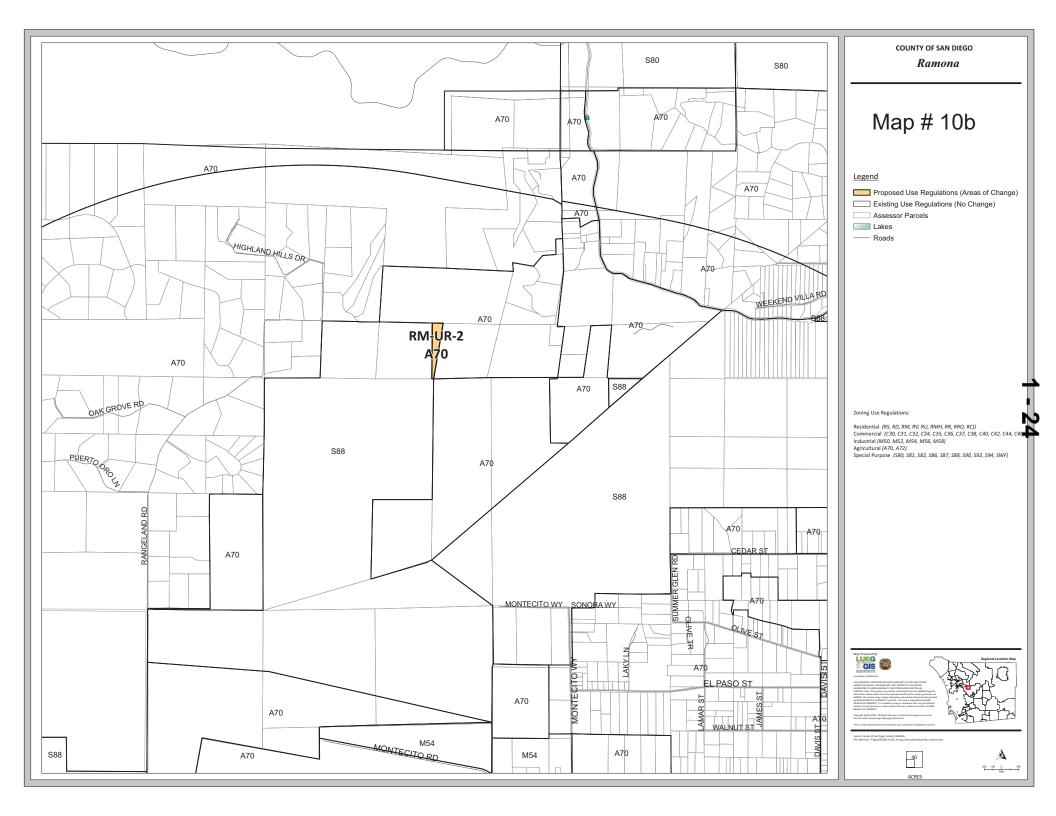


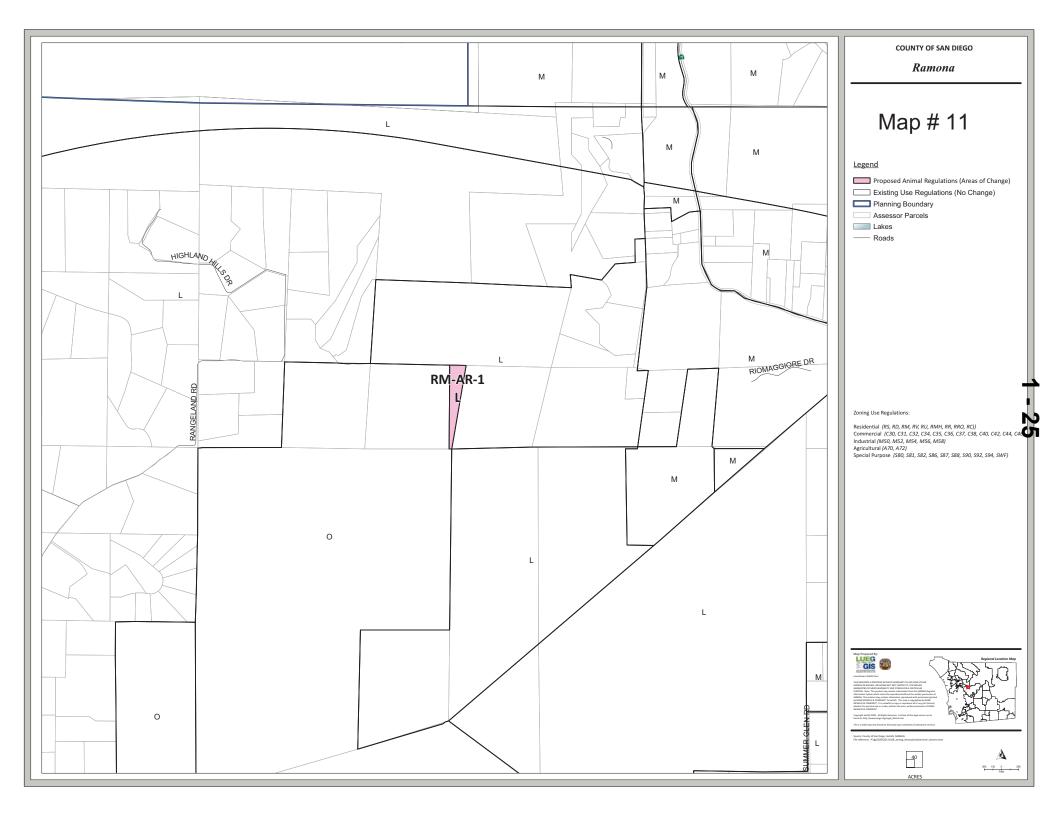


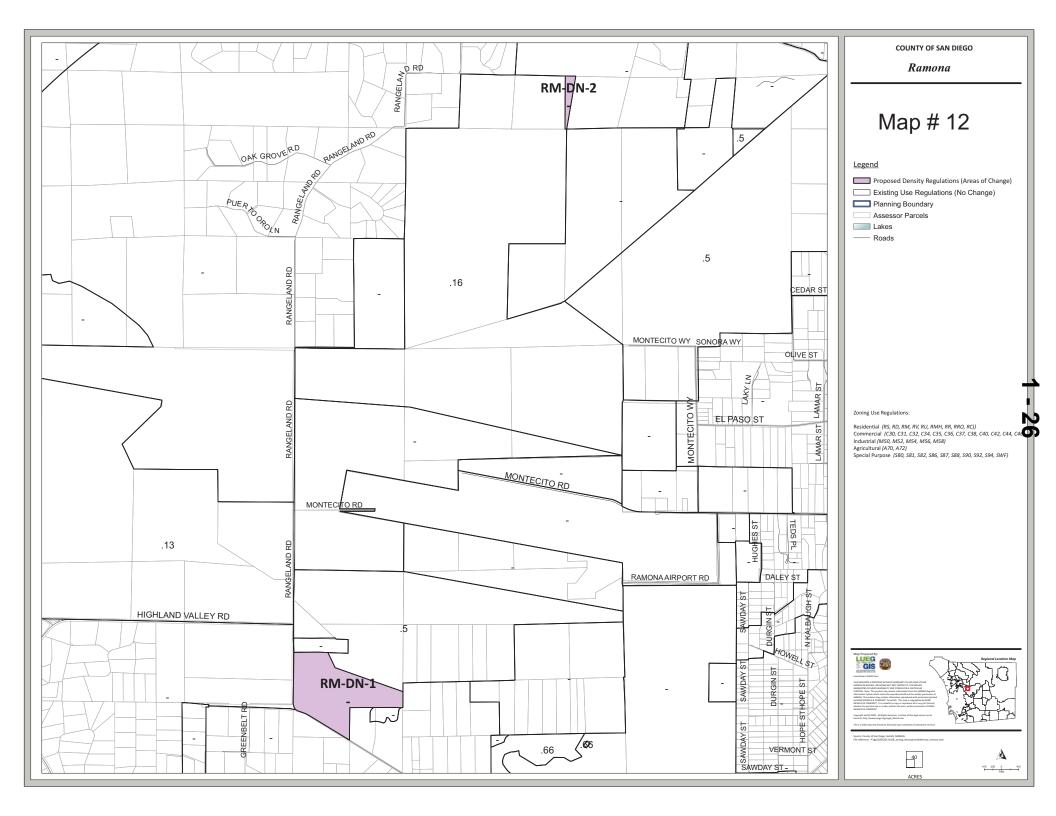


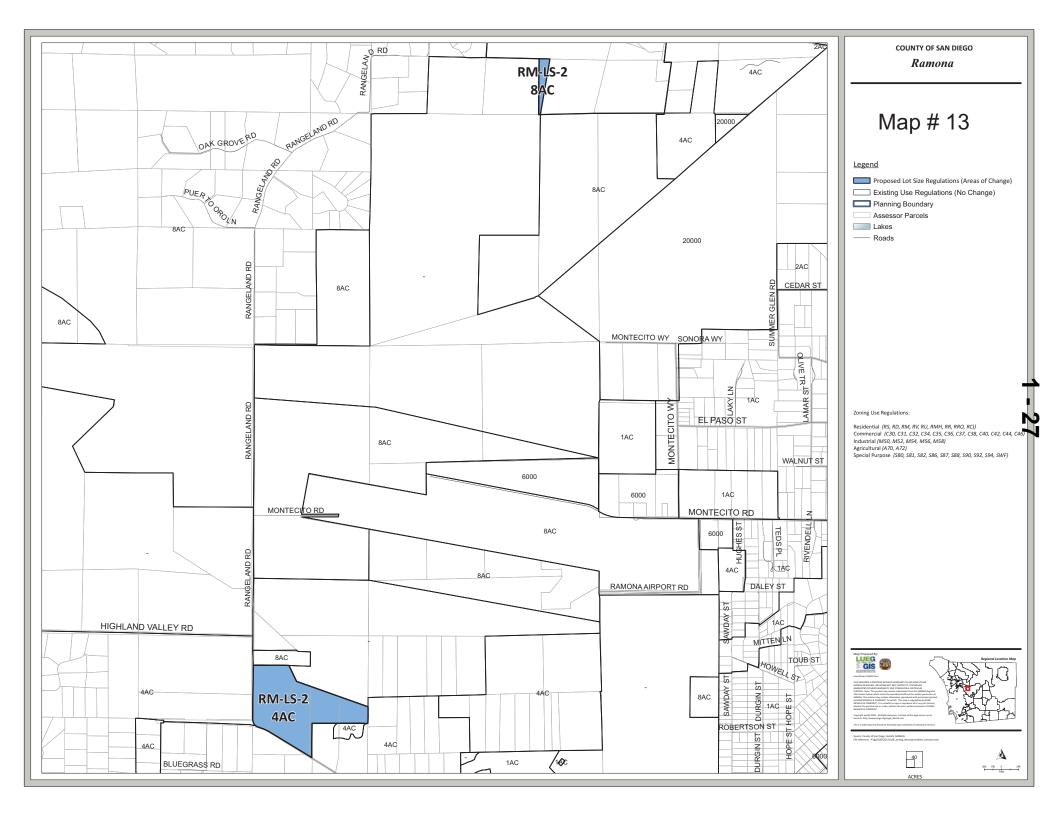


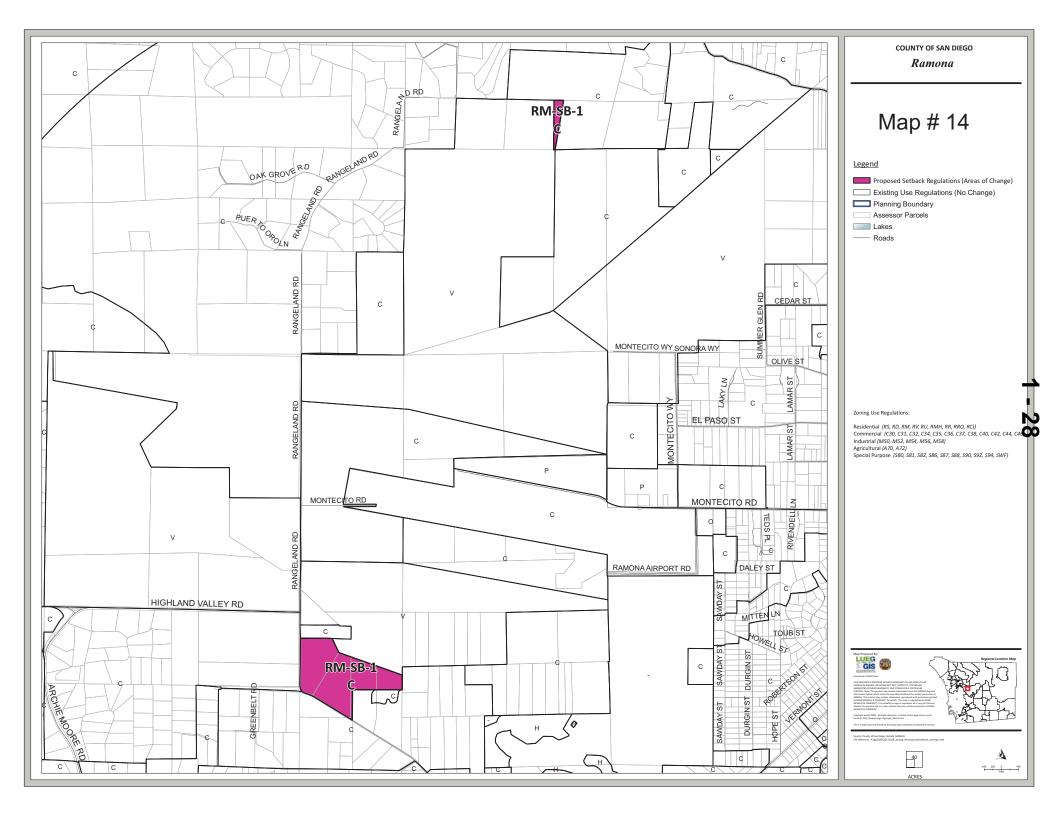


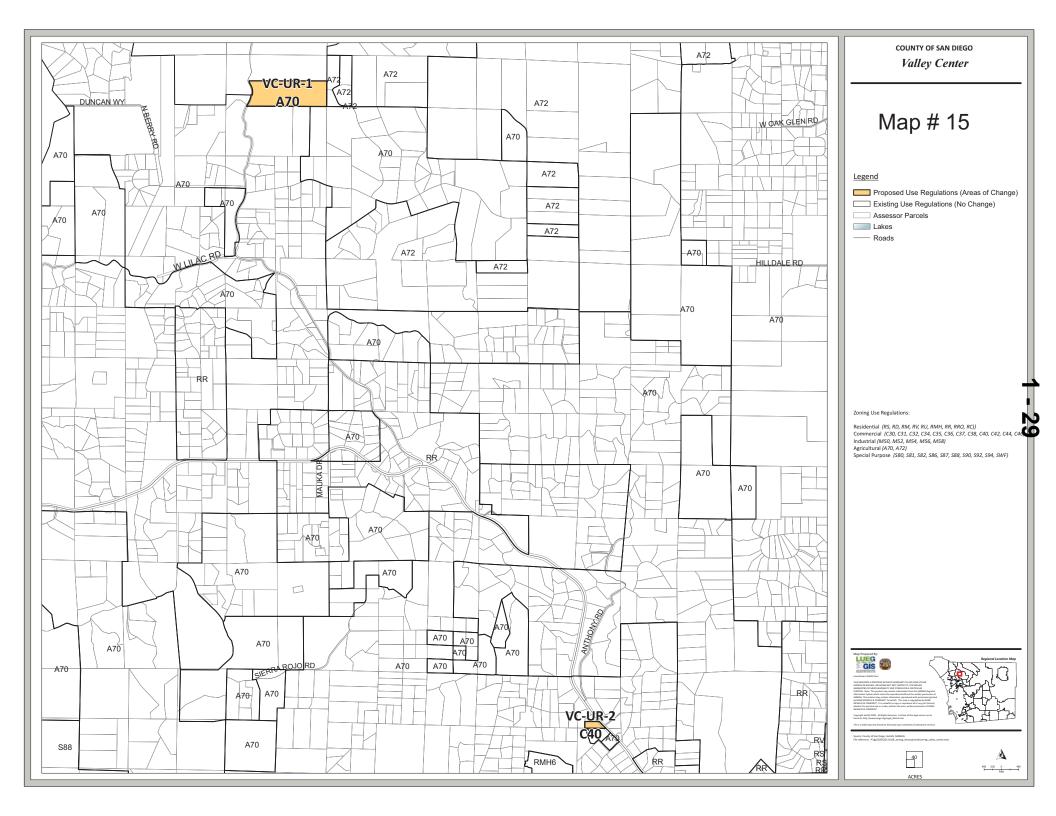


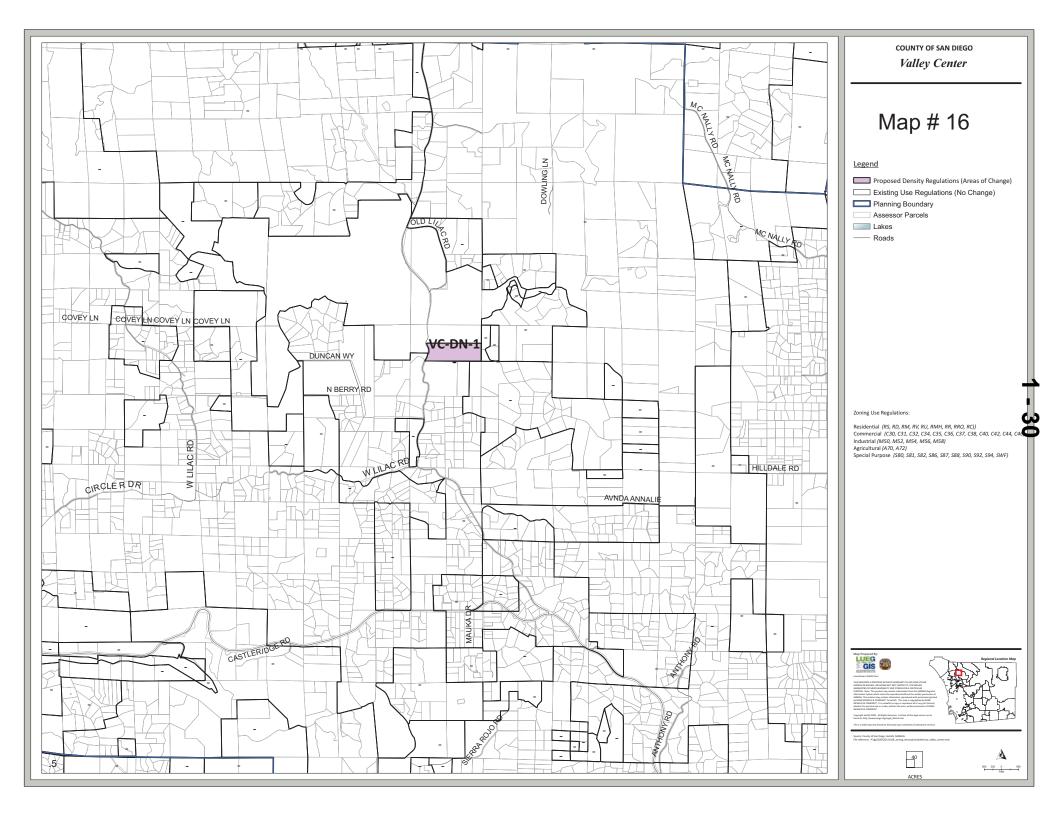


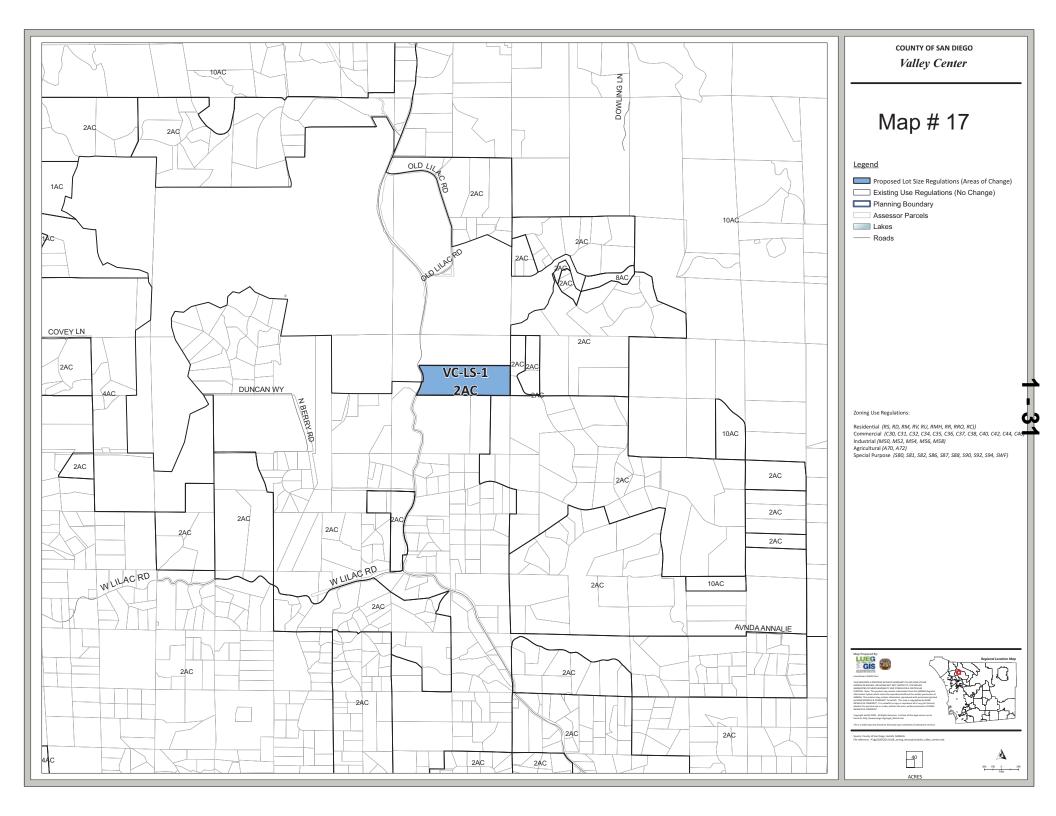


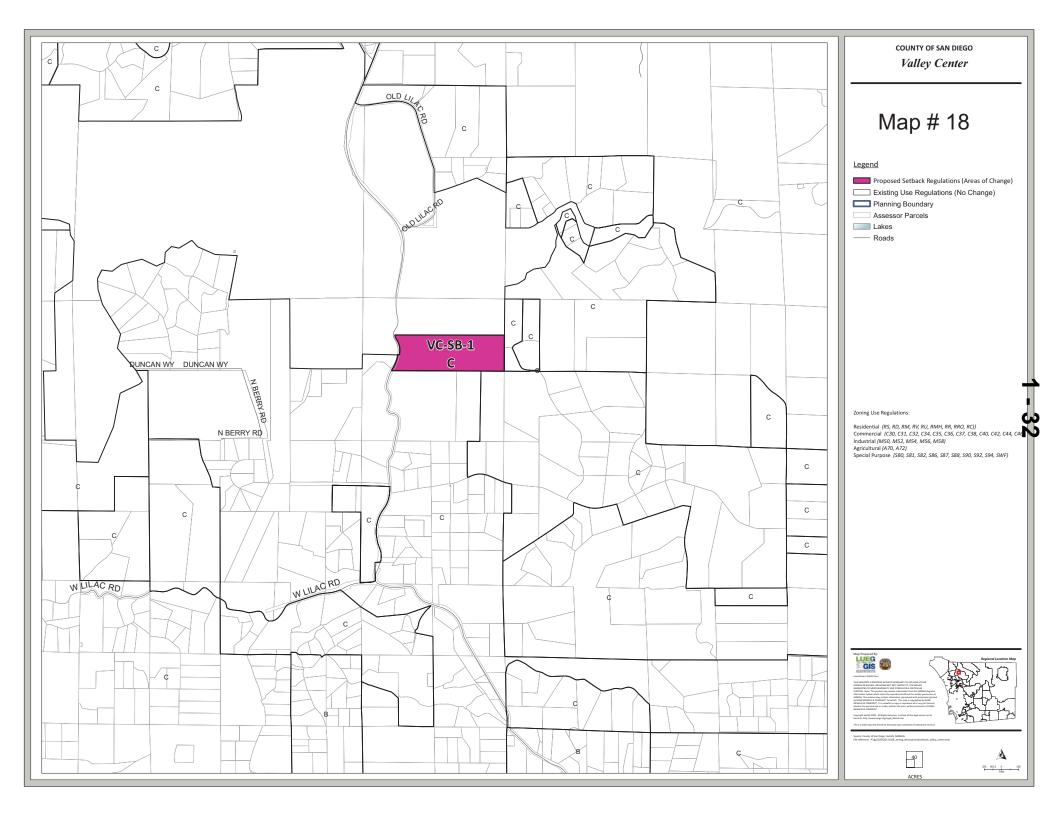


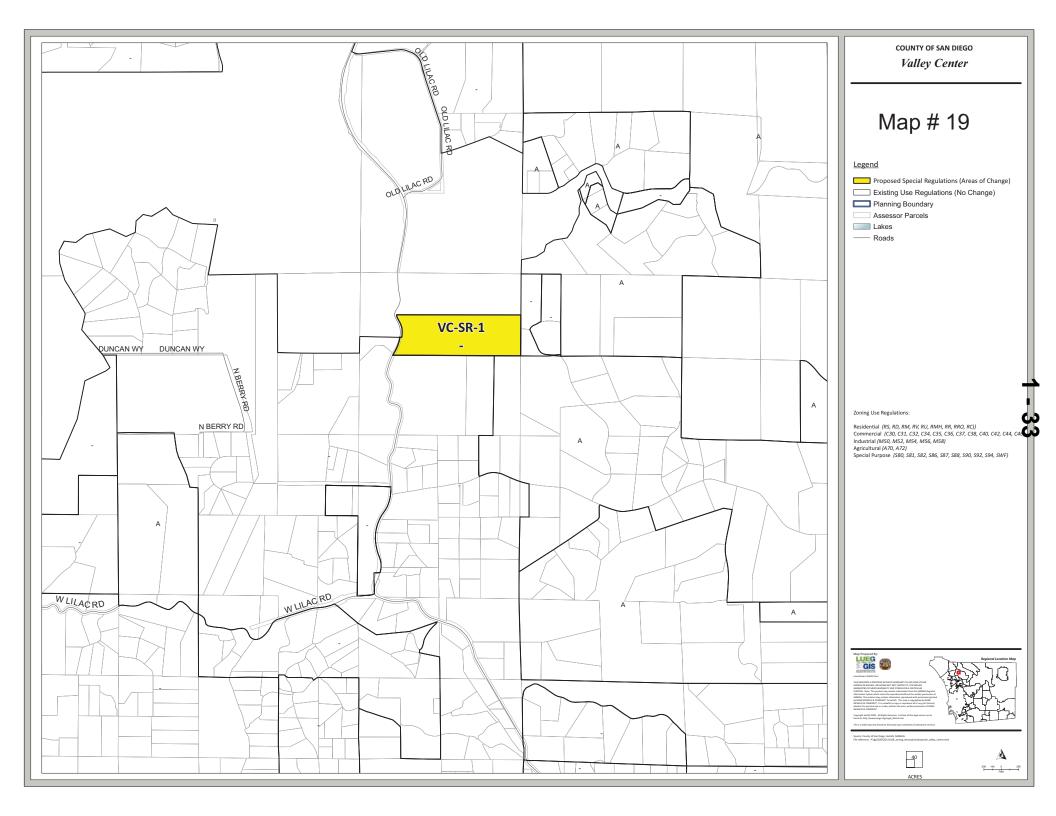












Attachment B

Form of Ordinance Zoning Classification

February 28, 2014

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING CLEANUP 2013

Maps showing proposed changes to the Zoning Ordinance are located at the link below: http://www.sdcounty.ca.gov/pds/advance/zoningcleanup13.html

Cl	lean	Co	ρy

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING

The Board of Supervisors of the County of San Diego ordains as follows: Section 1. ALPINE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Zoning Density Changes Map attached hereto as Map AL DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Density Changes Sub-Area No. Old New AL-DN-1 2 5.5 Section 2. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes Sub-Area No. Old New CI-UR-1 RU RC Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes Sub-Area No. Old New CI-UR-1 RU RC Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes			CLEANUP 2013
forth below, and more precisely delineated on the Alpine Zoning Density Changes Map attached hereto as Map AL DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No	The Board of Su	pervisors o	of the County of San Diego ordains as follows:
Sub-Area No. Old New AL-DN-1 2 5.5 Section 2. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes Sub-Area No. Old New CI-UR-1 RU RC Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	forth below, and hereto as Map A	more preci L DN1 and	isely delineated on the Alpine Zoning Density Changes Map attached I as on file with the Clerk of the Board of Supervisors of the County of
Section 2. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes Sub-Area No. Old New CI-UR-1 RU RC Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	Density Changes	S	
Section 2. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes Sub-Area No. Old New CI-UR-1 RU RC Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	Sub-Area No.	Old	New
changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes Sub-Area No. Old New CI-UR-1 RU RC Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	AL-DN-1	2	5.5
Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	Regulation Char Board of Superv	nges Map a isors of the	ittached hereto as Map CI UR1 and as on file with the Clerk of the
Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	Sub-Area No.	Old	New
changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No Use Regulation Changes	CI-UR-1	RU	RC
Sub-Area No. Old New	changed as set f Regulation Char Board of Superv	orth below nges Map a isors of the	, and more precisely delineated on the Crest Dehesa Zoning Use ittached hereto as Map CD UR1 and as on file with the Clerk of the
	Sub-Area No.	Old	New

Use	Rea	ulation	Chang	ies
-	1 104	aiatioii	Onlanc	100

Sub-Area No.	Old	New
CD-UR-1	S88	S80

Section 4. FALLBROOK. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Zoning Building Type Changes Map attached hereto as Map FA BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	W	L

FA-BT-2 F K

Section 5. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map attached hereto as Map LS UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-1	S88	S80
LS-UR-2	S88	A70

Section 6. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Lot Size Changes Map attached hereto as Map LS LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______.

Lot Size Changes

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC

Section 7. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Use Regulation Changes Maps attached hereto as Map ME UR1 and Map ME UR2 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No.

Use Regulation Changes

Sub-Area No.	Old	New
ME-UR-1	S92	C40
ME-UR-2	S92	A70

Section 8. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Lot Size Changes Map attached hereto as Map ME LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No.

Lot Size Changes

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Section 9. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Building Type Changes Map attached hereto as Map ME BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______.

Building Type Changes

Sub-Area No.	Old	New
ME-BT-1	С	W

Section 10. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Use Regulation Changes Map attached hereto as Map RM UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. _______.

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	S80
RM-UR-2	S88	A70
RM-UR-3	S88	S80

Section 11. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Animal Regulation Changes Map attached hereto as Map RM AR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______.

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	0	L

Section 12. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Density Changes Map attached hereto as Map RM DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No.

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.5	-
RM-DN-2	.16	-

Section 13. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Lot Size Changes Map attached hereto as Map RM LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______.

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC

set forth below, a attached hereto a	nd more precis s Map RM SB	oning classification of certain real property is hereby changed as sely delineated on the Ramona Zoning Setback Changes Map 1 and as on file with the Clerk of the Board of Supervisors of the ent No
Setback Changes	3	
Sub-Area No. RM-SB-1	Old V	New C
changed as set for Regulation Change	orth below, and ges Map attach	The zoning classification of certain real property is hereby I more precisely delineated on the Valley Center Zoning Use ned hereto as Map VC UR1 and as on file with the Clerk of the unty of San Diego in Document No
Use Regulation C	hanges	
Sub-Area No. VC-UR-1 VC-UR-2	Old \$88 A70	New A70 C40
changed as set for Changes Map atta	orth below, and ached hereto a	The zoning classification of certain real property is hereby I more precisely delineated on the Valley Center Zoning Density as Map VC DN1 and as on file with the Clerk of the Board of In Diego in Document No
Density Changes		
Sub-Area No. VC-DN-1	Old .25	New -
changed as set for Changes Map atta	orth below, and ached hereto a	t. The zoning classification of certain real property is hereby I more precisely delineated on the Valley Center Zoning Lot Size as Map VC LS1 and as on file with the Clerk of the Board of In Diego in Document No
Lot Size Changes	3	
Sub-Area No. VC-LS-1	Old 1AC	New 2AC
changed as set for Changes Map atta	orth below, and ached hereto a	The zoning classification of certain real property is hereby more precisely delineated on the Valley Center Zoning Setback as Map VC SB1 and as on file with the Clerk of the Board of an Diego in Document No
Setback Changes	;	

Sub-Area No.	Old	New
VC-SB-1	V	С

Section 19. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Special Area Regulation Changes Map attached hereto as Map VC SR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego in Document No. ______.

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	Р	_

Section 20. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the ______, a newspaper of general circulation published in the County of San Diego.

Attachment C Environmental Documentation



MARK WARDLAW

Director

County of San Diego Planning & Development services

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123 INFORMATION (858) 694-2960 TOLL FREE (800) 411-0017 www.sdcounty.ca.gov/pds

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE (SCH 2002111067)

FOR PURPOSES OF CONSIDERATION OF THE PROPERTY SPECIFIC ZONING CLEAN-UP 2013, REZ 13-004; POD 13-014

February 28, 2014

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.

Introduction

There are some changes and additions, which need to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update to accurately cover the new project in accordance with CEQA Guidelines Section 15164(a). These modifications would not involve substantial changes in the magnitude of impacts identified in the Program EIR and would not create new potentially significant impacts that would require new mitigation.

Background

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011.

Staff and the Board of Supervisors anticipated that unforeseen inconsistencies and mapping errors, along with changed circumstances, would emerge during plan implementation that would require correction in zoning. For minor changes, efficiencies can be achieved by grouping the changes and processing them in a batch. By adopting a formal approach to such a review, certainties and assurances can also be achieved in the process. Therefore, at the time of the adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a zoning 'cleanup' regularly in the form of a rezone. This cleanup rezone is the second to be processed since the adoption of the updated General Plan in 2011.

2

Project Changes

Similar to the General Plan Update, the Property Specific Zoning Cleanup includes changes that multiple changes in the unincorporated County of San Diego. This cleanup includes changes to the use regulations, lot size, building type and other parts of zoning, more information may be found at: http://www.sdcounty.ca.gov/pds/advance/zoningcleanup13.html

The cleanup process is only meant to be used for minor changes in zoning that comply with the General Plan and that do not result in additional environmental impacts. As discussed in detail in Attachment C2: Environmental Review Checklist Form, the modifications would not involve substantial changes in the magnitude of impacts identified in the General Plan Update Program EIR, and would not create new potentially significant impacts that would require additional mitigation.

Attachments

Environmental Review Checklist Form



MARK WARDLAW

Director

County of San Diego Planning & Development services

DARREN GRETLER
Assistant Director

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February 28, 2014

Environmental Review Checklist Form for Projects with Previously Approved Environmental Documents

For Purposes of Consideration of the 2013 Property Zoning Clean-Up; REZ 13-004; POD 13-014

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. These environmental findings have been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the Property Zoning Clean-Up, REZ 13-004.

1. Background on the previously certified EIR:

A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural and Paleontological Resources; 6) Geology and Soils; 7) Hazards and Hazardous Materials; 8) Hydrology and Water Quality; 9) Land Use and Planning; 10) Mineral Resources; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation and Traffic; 16) Utilities and Service Systems, and 17) Climate Change.

Of these seventeen environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, overriding considerations exist which make the impacts acceptable. The previously certified Program EIR is available at http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html

2. Lead agency name and address:

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February 28, 2014

County of San Diego, Planning & Development Services 5510 Overland Avenue, Suite 110 San Diego, CA 92123

- a. Contact: Carl Stiehl, Project Managerb. Phone number: (858) 694-2216c. E-mail: carl.stiehl@sdcounty.ca.gov
- 3. Project applicant's name and address:

County of San Diego Planning & Development Services 5510 Overland Ave., Suite 310 San Diego, CA 92123

4. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
\boxtimes	

As part of the August 3, 2011 adoption of the General Plan Update (GPU), the County Board of Supervisors directed staff to bring forward regular zoning cleanups as part of the GPU Implementation Plan. It was anticipated that ongoing zoning updates would be needed to ensure zoning consistency with the General Plan land use designations approved with the General Plan Update. The cleanups are intended to provide a mechanism to correct any errors or discrepancies discovered during the Plan's implementation or to allow for build out of the plan. This is the second zoning cleanup processed since the adoption of the GPU.

Zoning Maps

The current project is a cleanup rezone that includes changes to the zoning of specific properties to ensure consistency with the goals and policies of the General Plan, to incorporate minor property owner requests, to correct minor oversights and omissions and to correct inconsistent zoning on public lands. Specificially, the zoning changes include a total of 44 parcels, affecting 3,075 acres. The zoning changes are located in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire. The zoning changes mainly fall into the following categories:

- Use Regulation changes
- Lot Size changes
- Building Type changes
- 5. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

REZ 13-004; POD 13-014	- 3 -	February 28, 2014
NONEAesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	Cultural Resources	☐ Geology & Soils
Greenhouse Gas Emissions	☐ Hazards & Haz Materials	☐ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	Noise
☐ Population & Housing	☐ Public Services	Recreation
☐ Transportation/Traffic	Utilities & Service Systems	☐ Mandatory Findings of Significance

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February 28, 2014

DETERMINATION:

Printe	d Name	Title
Carl S		Land Use/ Environmental Planner II
Signa	ture	Date
		February 28, 2014
	Therefore, a SUBSEQUENT ND is required. Substantial changes are proposed in the project circumstances under which the project will be under to the previous ND or EIR due to the involvement or a substantial increase in the severity of previous there is "new information of substantial importation of Substantial importa	lertaken that will require major revisions of significant new environmental effects ously identified significant effects. Or, ance," as that term is used in CEQA
	circumstances under which the project will be under to the previous ND due to the involvement of significant substantial increase in the severity of previously in the information of substantial importance," as Section 15162(a)(3). However all new significant increase in severity of previously identified significant through the incorporation of mitigation measures.	nificant new environmental effects or a dentified significant effects. Or, there is that term is used in CEQA Guidelines t environmental effects or a substantial gnificant effects are clearly avoidable
	environmental effects or a substantial increase significant effects. Also, there is no "new inform term is used in CEQA Guidelines Section 15162(a a residential project in conformance with, and p completed after January 1, 1980, the project is Section 15182. Substantial changes are proposed in the project	ation of substantial importance" as that a)(3). Therefore, because the project is ursuant to, a Specific Plan with a EIR exempt pursuant to CEQA Guidelines or there are substantial changes in the
	No substantial changes are proposed in the proje in the circumstances under which the project will revisions to the previous EIR or ND due to	ct and there are no substantial changes I be undertaken that will require major the involvement of significant new
	in the circumstances under which the project will revisions to the previous EIR or ND due to environmental effects or a substantial increase significant effects. Also, there is no "new inform term is used in CEQA Guidelines Section 15162(a EIR is adequate upon completion of an ADDENDU	I be undertaken that will require major the involvement of significant new in the severity of previously identified ation of substantial importance" as that a)(3). Therefore, the previously certified
On th	e basis of this analysis, Planning & Development S No substantial changes are proposed in the proje	

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February 28, 2014

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

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February 28, 2014

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

<u>I. AESTHETICS</u> – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES NO □

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to aesthetics, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of visual character or quality and light or glare, although impacts would not be greater than those analyzed in the General Plan EIR, project impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable, consistent with the General Plan EIR.

<u>II. AGRICULTURE AND FORESTRY RESOURCES</u> -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES NO ⊠

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February 28, 2014

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to agriculture and forestry resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to agriculture and forestry resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

<u>III. AIR QUALITY</u> -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the

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General Plan Land Use designations and policies, the project would not result in an increase in development potential.

The San Diego Air Pollution Control District (APCD) is responsible for developing and implementing the Regional Air Quality Strategy (RAQS) for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the previous General Plan. The existing General Plan would accommodate less growth than the previous General Plan. The project would be considered consistent with the underlying growth forecasts in the RAQS and SIP. Additionally, future development occurring on the properties associated with the project would be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to air quality, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to air quality, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of air quality violations, non-attainment criteria pollutants, and sensitive receptors, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES NO □

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the

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GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

Future development under the proposed changes in the project would not conflict with programs and ordinances that protect biological resources because future proposed discretionary projects would be required to comply with the adopted Multiple Species Conservation Program (MSCP) Subarea Plan and Biological Mitigation Ordinance where applicable, Habitat Loss Permit Ordinance, the Southern California Coastal Sage Scrub Natural Community Conservation Plan (NCCP) Process Guidelines, and the Resource Protection Ordinance in order to be approved and developed.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to biological resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to biological resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife corridors and nursery sites, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

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When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to cultural resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to cultural resources, archaeological resources, historical resources, paleontological resources, and human remains; beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to geology and soils, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The project would not result in any significant impacts to geology and soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. When compared to the project analyzed in the General Plan EIR, the project would not result in a status quo of the existing development potential. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to geology and soils; beyond those analyzed in the General Plan EIR.

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<u>VII.</u> GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES NC □

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to greenhouse gas emissions, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Compliance with AB 32 requires greenhouse gas (GHG) emissions to be reduced to 1990 levels by the year 2020. When compared to the existing General Plan, the project would accommodate the same growth and development in the unincorporated County, which would result in the same GHG emissions whether the project were approved or not. In addition, the project may result in fewer vehicle miles traveled (VMT), when compared to the existing General Plan. The changes associated with the project would direct even more growth to incorporated cities or unincorporated villages of the County, where the greater proximity of vehicle trip destinations and access to alternative modes of transportation could further reduce GHG emissions. Therefore, impacts may be lessened as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS</u> -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code

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Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to hazards and hazardous materials, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Additionally, future development of land uses, as designated under the project, would be required to comply with all applicable federal, state, and local regulations pertaining to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to existing hazardous materials, and the transportation, use, and disposal of hazardous materials to a level less than significant. Additionally, compliance with these regulations would ensure that risks associated with hazardous emissions near schools would be kept to below a level of significance. The project would not result in any significant impacts to hazards or hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

IX. HYDROLOGY AND WATER QUALITY — Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage

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systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES NO □

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to hydrology and water quality beyond those analyzed in the EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The existing General Plan includes potential impacts associated with violating groundwater quality standards by designating land uses that would be groundwater dependent in areas that are currently experiencing groundwater contamination. In addition, the existing General Plan would allow land uses and development in areas currently experiencing groundwater supply impacts. The project would not allow for any additional development potential in groundwater dependent areas. With the project, overall density and intensity of land uses would be reduced in groundwater dependent areas. Although impacts to groundwater would be lessened as compared to the existing General Plan, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable. The project would not result in any significant new impacts to hydrology and water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

<u>X. LAND USE AND PLANNING</u> -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES NO □

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The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to land use and planning, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact land use and planning because of future development. Similar to the existing General Plan, the project does not include any new railroad tracks, or airports that would physically divide a community. The proposed Mobility Element Network revisions would result in an overall decrease in roadway widths. Because of the reduced development potential associated with the project, there would be some reduced need for future roads or road expansions. Therefore, impacts associated with physical divisions of established communities would be lessened, as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

The project would not conflict with the following planning documents: Regional Comprehensive Plan (RCP), 2030 RTP, Congestion Management Program (CMP), San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), RAQS, County Trails Program (CTP), spheres of influence (SOI), community plans, the County Zoning Ordinance, specific plans, and the goals and policies of the County General Plan. Therefore, the project would not result in a significant impact associated with conflicts with land use plans, policies, and regulations.

Similar to the existing General Plan, future development under the project would be required to demonstrate compliance with any HCP or NCCP adopted for the project area, including the MSCP in areas located within the adopted South County MSCP Subarea Plan, or the Coastal Sage Scrub NCCP Process Guidelines for projects located outside of the adopted MSCP boundary. Therefore, similar to the existing General Plan, the project would not result in a significant impact associated with conflicts with HCPs or NCCPs. The project would not result in any significant new impacts to land use and planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to mineral resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact mineral resources because of future development. The project would not result in any new significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for

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potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to noise, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact noise because of future development. As with the existing General Plan, the Land Use designations proposed with the project would have the potential to expose people to excessive ground borne vibration, increases in ambient noise levels, and noise levels in excess of County Noise Element and Noise Ordinance regulations. The project would not result in any new significant impacts to noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. However, existing impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES NO □

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

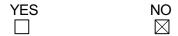
When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to population and housing, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning

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which are compatible with the GPU land use designations. The housing accommodated with the existing General Plan is consistent with regional growth forecasts. Future development under the project would be required to comply with the land use plan adopted as part of the General Plan, which includes a land use framework and policies for growth that would avoid unplanned growth beyond regional growth forecasts. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact population and housing because of future development. The project would not result in any significant impacts to population and housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Therefore, the project would not involve new significant impacts or substantially more severe environmental effects to population and housing.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to public services, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact public services because of future development. The project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Therefore, impacts would be lessened as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. After mitigation, impacts related to school facilities would remain significant and unavoidable due to the fact that the planning, approval, and construction of such facilities is not within the County's jurisdiction.

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XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to recreation, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The projected population growth under the land use designations of the existing General Plan would result in an increase in the number of persons that utilize recreational facilities in the unincorporated County, particularly in areas within the Village regional category, where most of the increases in planned density occurred. The project would not add any additional density in the Village regional category, and therefore, would not exacerbate the need for new or expanded recreation facilities in these areas. The project is a countywide rezone which allows uses envisioned by the GPU for the appropriate land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact recreation because of future development. The project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. With the project, impacts to recreational facilities would be reduced as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

XVI. TRANSPORTATION/TRAFFIC — Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature

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(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES NO

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to transportation and traffic, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact traffic because of future development. Similar to the existing General Plan, the project would have the potential to affect projected road network performance, add trips to deficient facilities, adjacent cities' traffic standards, rural road safety, and emergency access.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

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For the reasons noted above, the project would result in reduced impacts in all the sub-categories of transportation and traffic. With the addition of the project, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the General Plan EIR would be required. Regarding adjacent cities' traffic and LOS standards, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable. The project would not result in any significant impacts to traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?



The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to utilities and service systems, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact utilities because of future development. The project would not result in any significant impacts to utilities; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. In the areas of adequate water supplies and sufficient landfill capacity, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable, as noted in the General Plan EIR.

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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?



As discussed previously, the project would entail a status quo in development potential, compared to the existing General Plan. Potential overall density would be the same, compared to current designations. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan, including cumulative effects. All applicable mitigation from the General Plan EIR shall be carried forward with the project, and the project will also rely on statements of overriding consideration adopted with the General Plan EIR, for significant and unavoidable impacts discussed above. The project would not introduce new significant effects, beyond those analyzed in the General Plan EIR.

 Link to previous environmental review – County of San Diego General Plan EIR – http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html - 22 -

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XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 et. seq.

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego General Plan

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved August 24, 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection, approved August 31, 2010

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County of San Diego Zoning Ordinance

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Attachment D Public Documentation

FINAL MINUTES

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91901-1419

Notice of Regular Meeting | Final Agenda | Thursday, September 26, 2013 at 6:00 pm Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes - http://www.sdcounty.ca.gov/pds/Groups/Alpine.html
County Planning & Sponsor Groups - http://www.sdcounty.ca.gov/pds/CommunityGroups.html

- A. Call to Order
- B. Invocation / Pledge of Allegiance
- C. Roll Call of Members

Jim Archer	Р	Travis Lyon	ET	Lou Russo	E
George Barnett	Р	Nicole McDonough	Ε	Richard Saldano	Р
Aaron Dabbs	Р	Mike Milligan	Р	Sharmin Self	Р
Jim Easterling	Р	Tom Myers	Р	Kippy Thomas	Р
Roger Garay	Е	Leslie Perricone	Р	John Whalen	Р
P=Present		E=Excused		T=Tardy	
		A=Absent			

D. Correspondence / Announcements

- **1. APG Statement:** The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub regional plans. The Alpine Community Planning Group is only an advisory body.
- 2. Approval of Minutes from Aug 22, 2013 meeting. Jim Archer motions to approve the minutes are presented. Mike Milligan seconds the motion. All in favor. Motion carries.

Jim Archer	Υ	Travis Lyon	Υ	Lou Russo	Е
George Barnett	Υ	Nicole McDonough	Ε	Richard Saldano	Υ
Aaron Dabbs	Υ	Mike Milligan	Υ	Sharmin Self	Υ
Jim Easterling	Υ	Tom Myers	Υ	Kippy Thomas	Υ
Roger Garay	Е	Leslie Perricone	Υ	John Whalen	Υ
P=Present		E=Excused		Y=YES	
		A=Absent			
				N=NO	

FINAL MINUTES

E. Open Discussion

Any member of the public may address the group on topics pertaining to planning, zoning, and land use, which does not appear elsewhere on this agenda. Upon recognition by the Chairman, each speaker will be allowed up to three minutes to speak (organized/special presentations up to fifteen minutes). There can be limited discussion with no vote on any issue(s) so presented until such time as proper public notice is given prior to such discussion and vote.

Robie Faulker – spoke on why he thinks a ground water study needs to be done.

Richard Saldano spoke regarding the sign ordinance we spoke about a few meetings ago, due to Mr. Russo's concerns about McDonald's signs. The feeling was that the community would feel that the ACPG was singling out these business owners. The owner of the Alpine Tobacco Shop is now getting notices that he needs to take down his signs. He is feeling that the nexus of this issue is the ACPG. Richard feels we opened Pandora's box by letting Lou speak. The tobacco shop wants to know where we go from here, now that he has a citation. He does not know of anyone else being cited for their signs yet.

F. Prioritization of this Meeting's Agenda Items

G. Organized / Special Presentations

1. 3087 Honey Hill Ranch Road, APN #404-032-73-00. A property-specific change in density is being requested during the annual General Plan zoning cleanup process from 2 to 5.5 dwelling units / acre. The Advance Planning staff at the County support this change in density as the increase in density can be accommodated under the General Plan. The intent of the General Plan was to have a higher density with the C34 zone than the previous zone. Carl Stiehl (County of San Diego Advance Planning staff) has requested that the change in density be presented to the Alpine Planning Group prior to this cleanup item going to the Planning Commission in November 2013 and to the Board of Supervisors in early 2014. Ideally, the County wants a note or letter from the Planning Group stating that they support the cleanup of this item, resulting in an increase in density from 2 du/acre to the 5.5 du/acre to match the adjacent commercial properties' density. The Planning Group's position should be mentioned in the minutes. County staff has not requested a motion, but if one is advanced to support the density change, staff would be satisfied. **Presentation, Discussion and Action.**

Richard motions to approve the change from 2 to 5.5 Second by Jim Archer All in favor – motion carries

Jim Archer	Υ	Travis Lyon	Υ	Lou Russo	E
George Barnett	Υ	Nicole McDonough	E	Richard Saldano	Υ
Aaron Dabbs	Υ	Mike Milligan	Υ	Sharmin Self	Υ
Jim Easterling	Υ	Tom Myers	Υ	Kippy Thomas	Υ
Roger Garay	Е	Leslie Perricone	Υ	John Whalen	Υ
P=Present		E=Excused		Y=YES N=NO	
		A=Absent			

From:	wrplanning@aol.com
Sent:	Tuesday, February 11, 2014 10:30 AM
To:	Stiehl, Carl
Subject	t: Community Plan wording cleanup
Hi Carl,	
As per	our phone conversation the Crest-Dehesa planning group voted to support staff in the Crest-
Dehesa	Community Plan cleanup. The vote was 8-0-0 with six members absent and seat 15 vacant
The mo	otion contained the desire to make sure the wording states "change RL20 to Open Space ".
I believ	e this is already the case.
Have a	great day.
Regard	S
Wally F	Riggs, chairman
Crest-D	Pehesa Planning Group

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FALLBROOK COMMUNITY PLANNING GROUP

And DESIGN REVIEW BOARD

Regular Meeting Monday 20 January 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook MINUTES

Mr. Russell called the meeting to order at 7:00 p.m.

Fourteen (14) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Paul Schaden, Jim Russell, Jerry Farrell, Jack Wood, Lee J. De Meo, Donna Gebhart, Ron Miller, Jean Dooley, Eileen Delaney and Jackie Heyneman. Michele Bain has resigned from the Group.

- 1. **Notice.** There is an opening on the Planning Group and Design Review Board for one elected member to be appointed by the Board of Supervisors. If you are interested please e-mail your resume to the Group's secretary at Thomas.Harrington@sdcounty.ca.gov.
 - 7. POD 13-014 Property Zoning Cleanup 2013. County planner Carl Stiehl, 858.694.2216, carl.stiehl@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (12/19)

Building Type Changes

Sub-Area No. FA-BT-1 Old Building Type W. Proposed building type L APN 1043514700. Address Rockycrest Road, (south west corner of Rockycrest and south Mission Roads). Owner Chaffin. General Plan Land Use Designations: General Commercial

Sub-Area No FA-BT-2 Old Building Type F. Proposed building type K. APNs1041323500, 1041324300, 1041324400. Address, Old Stage Road (north west corner of E. Aviation and Old Stage Roads). Owners: Fallbrook Village Aviation LLC. General Plan Land Use Designations: Village Residential VR-15

Discussion: Property owner requests from representative Lee & Associates to Change the building type from "W" which allows no residential uses, to a staff recommended "L" to allow for mixed use on area NO.1. As the existing zone is C34 Commercial Residential Use Regulations, which is a mixed use zone, a building type allowing both residential and commercial buildings should be instituted with the General Plan Update. This was an oversight from the Update and the building type should have changed back then in 2011. An additional request to change from "F" to "K" in a residential zone RV Variable Family Residential is on area No.2. This would be a more flexible building type to allow development of the parcels with an existing density of 15 from the General Plan Update. The building type of "F" would necessitate a subdivision of the property to reach full yield in density. The building type of "K" would allow other patterns of development which may not require a subdivision for development.

No additional dwelling units would be allowed under either scenario than what was already approved in the General Plan Update, the change in building type for each would allow for a more flexible pattern of development for the parcels as requested.

Mr. Wood introduced this request change the zoning on two lots that designated as commercial only in the General Plan update instead of the Residential Commercial zoning of surrounding lots. County Staff now wanted to clean this up. Mr. Wood motioned to approve the zone change correction and the motion passed unanimously.

CAMPO / LAKE MORENA PLANNING GROUP MEETING MOUNTAIN EMPIRE COMMUNITY CENTER

Approved Minutes Monday February 27, 2012

Begin: 7:05pm meeting called to order. The Pledge of Allegiance was recited. 1.

2. Attendance:

> Present: (2) J. White (3) B. Elmore (4) J. Ogle, (5) P. McAllister, (6) R. Northcote, (7) L. Shuster (8) R. Hume, (9) T. Inman-Thorpe

Absent: (1) M. Sanchez

3. Review of Minutes: Motion to approve January 23, 2012 with corrections

> R. Northcote > R. Hume **Motion passes 8-0-0**

4. **Public Discussion:** None

5. Correspondence/Announcements: Email regarding From 700 (statement of economic interest) that are due for all board members by March 31, 2012. Mailing address is:

County of San Diego/Registrar of Voters Financial Disclosure Desk 5201 Ruffin Road, Suite 1 San Diego, Ca 92123 **Attention: David Morton**

6. Expenses: None

7. **Action:** Randy Lenac on behalf of Bob Shea (unavailable) requested that the CLMPG hear concerns of GP update and asked that the board write a property specific request (SR-10) letter on his behalf. Randy also asked the board to support his request as well (SR-10).

Motion to write letter including both Bob Shea and Randy Lenac's requests

R. Hume > J. Ogle 8-0-0

James Kemp has requested that the CLMPG hear concerns of GP update and asked the board to write a property specific request (SR-4) letter on his behalf.

Motion to write letter B. Elmore > P. McAllister 6-2-0 (Tammy and Jack not in favor)

Carl from MTM (Motor Transport Museum) requesting boundary adjustment for additional land to remain the same (ME31) Industrial to Commercial

Motion to accept request J. Ogle > R. Hume 8-0-0

Potrero Community Planning Group P.O. Box 9 Potrero. CA 91963

www.potreroplanninggroup.com

REGULAR MEETING Approved Minutes

Date: July 12, 2012

Place: Potrero Library, 24883 Potrero Valley Road, Potrero CA, 91963

Time: 7:00 pm

1. Call to Order (includes Pledge of Allegiance)7:02 lead by Hedlun

2. Determination of Quorum/Roll Call

Present: 1.Janet Warren 2. Dawn Johnson 4. Jan Hedlun 5. William Crawley

6. Janet Goode 8. Carl Meyer

Absent: 3. Terry Stephens EXA 7. Gordon Hammers EXA 9. Kit GiguereEXA

- 3. Approval of Minutes: June 12, 2012 Crawley Moved, Hedlun 2ndApproved 6- 0-0-3
- 4. Correspondence/Announcements
 - A. Election Information for Candidates
- **5. Approval of Expenses**: P.O. Box 9 \$50.00 (Warren) +25.60 =75.60 Hedlun moved Crawley 2nd **Approved6-0-0-3**
- 6. Old Business Discussion and Possible Action
 - **A.** Property Specific Zoning Cleanup Requests Ms. Rahm, East County Vintners. Comments made by Mr. Rahm and Bob Carson what to expect from his vineyard and the east county vintners, and Larry Johnson of Campo, the difference between A70& A72 zoning. Crawley Moved Make the properties A-70 Warren 2nd **Approved 6-0-0-3**
- 7. New Business Discussion and Possible Action
 - **A.** PLDO (Park Lands Dedication Ordinance)— Stephen Cast keep in contact and seek what residents would want in the park and send Mr. Cast a list projects the Community would want. **approved** the request **6-0-0-3**
 - **B.** Request by Private Residents to Vacate a Portion of Potrero Valley Road Crawley Moved and Meyer 2nd to
 - **C.** Friends of the Park Update Gordon Hammers not Present



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065 Phone: (760)445-8545

Jim Piva Chair

December 13, 2013

Scotty Ensign Vice-Chair

Carl Stiehl

Kristi Mansolf Secretary

County of San Diego Advance Planning

San Diego, CA 92123

5510 Overland Avenue, Suite 310

Chad Anderson

APN 271-121-10-00, GP UPDATE CLEANUP ITEM

Jim Cooper

Torry Brean

Matt Deskovick

Carl Hickman

Eb Hogervorst

Barbara Jensen

Donna Myers

Dennis Sprong

Paul Stykel

Richard Tomlinson

Kevin Wallace

RE:

CORNER OF HIGHLAND VALLEY AND RANGELAND

The Ramona Community Planning Group reviewed the request to change the zoning on the above-referenced item to A70 Limited Agriculture Zoning from S88 Specific Plan Area Zoning at the meeting

December 5, 2013. No concerns were brought forward and the

following recommendation was made:

MOTION: TO APPROVE CHANGING THE ZONING FROM S88 SPECIFIC PLAN AREA ZONING TO A70 LIMITED AGRICULTURE ZONING AS A GP UPDATE

CLEANUP ITEM.

The motion **passed 13-0-0-2**, with 2 members absent.

Sincerely,

JIM PIVA, Chair

Ramona Community Planning Group

Brish Mansol, Secretary

Valley Center Community Planning Group Community Plan Update Subcommittee

January 21, 20114; 6:00 PM; Library Community Room **Proposed Minutes**

Submitted to members: January 26, 2014; Approved by members: xxxx xx, 2014

1. Call to order and attendance: Rich Rudolf, Lael Montgomery, Andy Washburn, Dave Anderson, Erik Laventure, Hans Britsch, Michael Karp, Jeana Boulos and Dennis Sullivan.

Chair Rich Rudolf called the meeting to order at 6:10 pm.

Roll was called: Members present: Rich Rudolf, Lael Montgomery, Andy Washburn, Erik Laventure, Hans Britsch, Jeana Boulos, and Dennis Sullivan. Members absent: Dave Anderson and Michael Karp (excused). Quorum established: 7 members.

Members of the Community present: Michael Jabro, LaVonne Norwood, Abe Boulos, Steve Verdugo and Suzy Thomas; Kevin Johnston, county PDS Department.

4. Recommendation to VCCPG for 2/10/2014 on county staff proposal POD 13-014 Property Zoning Cleanup 2013: Sotoodeh parcel APN 1290400500 change from S88 Specific Plan (part of Lilac Ranch) to A70; and Norwood 1.5-acres APN 1851221300 at Anthony Road from A70 to C40 [as previously recommended by VCCPG].

This is separate piece of the aforementioned 2013 General Plan Clean-up. Mr. Rudolf explained that county planner Carl Stiehl advised that the Sotoodeh 20-cacre parcel was a portion of the former Lilac Ranch property, which needed to be relieved of its requirement for a Specific Plan (since the ranch is now a Mitigation Bank/Preserve, with Land Use Designation Open Space); and the recommendation for 1.5 acres of the Norwood 2.4 acres parcel was already approved by the VCCPG. The following motion was made by Lael Montgomery and seconded by Erik Laventure:

Approve the recommendation as submitted. Approved 6-0-1 (Rudolf abstained).

Valley Center Community Planning Group

Minutes of the October 15, 2012 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Acting Secretary: Jon Vick

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BÓS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

⊢or	wa	rded	d to	Me	m	ber	S:

Approved: 22 October 2012

1		Call to	Order a	and Ro	II Call b		7:00 PM							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	HOHOH-WOR	HOFLER	G L A V I N I C	B R - T S C H	F R A N C K	Q U	V C K	Li E W S	NO RH WN OS OD N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
Р	Α	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р

Notes: Britsch arrived at 7:10 PM after quorum determined and approval of minutes

Quorum Established: 13/15 present

Pledge of Allegiance: Rudolf

2. Approval of Minutes: 9/17/12

Motion: Motion to approve

Maker/Second Rudolf/Jackson Carries/Fails (Y-N-A): Carries 13/0/0

3. Open Forum: none

Action Items:

4.f Additional meeting of VCCPG on 10/22/12 to review Subcommittee recommendations on the resubmittal of the Lilac Hills Ranch Master Planned Community Project

Discussion: None

Motion: To hold an additional regular meeting on Monday, Oct 22, 2012 at 7 PM

Maker/Second: Smith/Quinley								Carries/Fails: [Y-N-A] Carries by voice vote 13/0/0						
ANDERSON	H U T C H - S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U - N L E Y	V C K	Li E W I S	N J O R H W N O S O D N	S M I T H	J 4 C K & O Z	R U D O L F	D A V I S	B A C H M A N
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4.a. Norwood Trust property: 29010 Lilac Road

Discussion: Ms. Norwood-Johnson recused as she is a member of the Norwood Family Trust.

- Mr. Rudolf presented history and summary, per his CPU Subcommittee report dated 10/15/12, copies of which were provided to the PG and were available to the public.
- Mr. Jim Chagala presented on behalf of the Norwoods and reviewed zoning information contained in the S/C report and history of discussions with SD Co. Planners. Says they are not requesting a GP Amendment, rather they are asking for "Special circumstances" and that the zoning on the property be returned to where it was prior to the GP Update.
- Ms. Norwood-Johnson made an appeal to return zoning to the same as it was when the family bought the property 25 years ago, and reviewed the communications with DPLU Planner Bob Citrano, as described in the CPU S/C report.
- Mr. Rudolf presented a summary of the CPU S/C findings and recommendations, as summarized in the CPU S/C report of 10/15/12. Rudolf stated he did not believe it is the PG's perview to make decisions on equity mechanisms which have been requested but never approved by the County. Rudolf reviewed

the community goal of having 2 villages that include more than adequate commercial zoning for VC. He commented on there is currently no process, no community plan, no equity mechanism to address this and similar issues. To grant the applicants request would open the door to 150+ other requests for zoning changes and this would unravel 12 years of work creating a comprehensive community plan. CPU S/C recommends denial and suggests that this be sent to the County to determine an equity mechanism.

Marcia Townsend: Norwoods moved here over 20 years ago and purchased commercial property. Now PG is asking them to move. This is unfair to working people. Supports rezone.

Lias Del Pilar: doesn't think gas station is a good idea.

Bruce Clark: owns business on Norwood property. Supports change back to commercial. If zoning changes it would threaten the small businesses now on the property as they would have no where else to go. Supports rezone.

Leon Schwartz: Norwoods are good citizens, generous and supportive of the community. All of area should be commercial. Supports rezone.

Mel Schuler: Zoning will continue with the property but it will be a legal non-conforming use, thus a cloud over the property. Supports rezone.

Patsy Fritz: The use of this property is appropriate for the area – agricultural rural areas need gritty work spaces such as welding, large vehicle maintenance, etc., that no north or south village would want. This lot is inappropriate for residential or for split zoning. This is a legacy agricultural business and rezone to commercial should be approved by the PG. Supports rezone.

Reyna Norwood: Was raised on property. Pleads that property be left as is. Supports rezone.

Kyle Chapman: Tribes will develop land faster than in the past. 33 year-old Community Plan, referenced by Mr. Rudolf, is obsolete. Supports rezone.

John Perkins: Recycling business nearby makes this property inappropriate for residential use. Supports rezone.

Chris Korenney: entire piece of property should be commercial. Supports rezone.

Susan Glavinic: North and south villages need a sewer but this may not happen, and tribes may suck opportunity away from 2-village concept. Supports rezone.

Mark Jackson: places PG members in applicant's shoes. The PG is supposed to advise the county. Advises the County on: 1) does it conform to GP, 2) does it conform to Community Plan, 3) is it just and equitable. Motion Should reference these items.

Larry Glavinic: We should be kind and do no harm to our neighbors. Use of this property has been onerous and obnoxious for years, and it should be left as is; not suitable for residential. Supports rezone.

Deb Hofler: existing businesses would not be impacted and Norwood business could continue to be expanded. Renters will not be affected at all. But property owner will be affected by a reduction in the value of the property. We should have an equity mechanism or we have no right to change the zoning.

Bob Davis: Is there a use on this property that can not be accomplished in C-36 or C-40? Chagala can't say. There is no equity mechanism, so this is a "taking" without equity.

Bob Franck: Rezoning will not undermine the GP.

Hans Britsch: Leave as it was.

Dave Anderson: was downzoned. Votes for rezone.

Brian Bachman: torn by listening to the community; on S/C and voted to deny request. Now torn.

Ann Quinley: Doesn't want to undermine Community Plan but recognizes that this is a commercial property and is conflicted.

Oliver Smith: Recognizes the facts brought forth by the S/C. Looking at ups and downs. Does not conform but there is no equity mechanism. Lots of things change over 20-30 years. Can't rely on County to develop equity mechanism. This is a heritage commercial business area. Businesses are grandfathered in unless property is abandoned for a year or more. Businesses will stay no matter what GP decides. Property should be rezoned commercial.

Jon Vick: this property is clearly commercial and is unsuitable for residential. PG mandate is to support community plan and GP. We can not undermine CP and GP and do what is right for the Norwoods. Will abstain.

Bob Davis: changing zoning is intended to get rid of commercial. This will not happen.

Mel Schuler: equity measure is separated from update. We must create our own equity measure. In this

case we should return zoning to what it was.

Rudolf: The logic being used to argue change to commercial is desire to keep existing businesses. A sure way to get rid of existing businesses is to change to Commercial, so economic impetus will be to clear the parcel and build something allowed by right in Commercial; either by Norwood or some purchaser from the Trust.

Motion #1: Affirm the Community Plan by recommending denial of the request to rezone the Norwood trust parcel from A70 to C40 or to mixed C40/A70.

Maker	r/Secon	d: Rudo	lf/Hofle	r			Са	rries/Fa	ils: [Y-	N-A] F	ails 1/1 <i>1</i>	1/2				
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Motio	n #2: R	estore z	zoning t	o last ex	kisting z	oning o	f C40/A	70, prio	r to GP	update.						
Maker	r/Secon	d: Bob	Motion #2: Restore zoning to last existing zoning of C40/A70, prior to GP update. Maker/Second: Bob Davis/Larry Galvanic Carries/Fails: [Y-N-A] Carries 12/1/1													
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4.b. Tilton parcel 28241 Valley Center Road

Discussion: Rich Rudolf: CPU S/C not given complete information at the S/C meetings by the applicant. A "deal" was made by executor. Also the meaning of RC (residential/commercial) needed clarification.

<u>Jim Chagala</u> makes a presentation. The "deal" was never completed; property to north would not be rezoned RC according to the County. Realty office had been on this property for 50 years. Property was zoned C36. Property is at 3rd busiest intersection and is close to C40 zoning of South Village.

<u>Mr. Tilton</u> presents a history of the property and the family in VC. They own property north and south of subject property and is asking for restoration of previous zoning on subject property.

<u>Christine Lewis</u>: What are your plans for the property? Mr. Tilton responds: wants to see something built on the property but has no specific plans. CPU S/C report seems cold, much different than atmosphere at S/C meeting.

Mark Jackson: what was paid for compensation? Unknown.

Rich Rudolf: are you asking for C36 or C40? Asking for C40.

<u>Deb Hofler</u>: recalls that County typically compensated for loss of land and for building and business. This land very rocky – County doesn't want blasting in this area, she recalls. County deemed property unbuildable.

<u>Jon Vick</u>: this is busy intersection with no commercial, and is unsuitable for new commercial. If owner wants to replace realty business then RC would allow this.

<u>Patsy Fritz</u>: wants to know uses allowed on C40; Chagala uncertain. County compensates for interruption of business. Rocky ground not good for leach field, etc. Not a very functional property. Traffic noise makes it unsuitable for residential.

Larry Glavinic: nobody will ever be able to use this property so it doesn't matter what we approve.